



## 11 Wilson Street, Darlington

### Asking Price £86,950

Situated on Wilson Street within the popular Denes area of Darlington, this charming terraced house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts three well-proportioned bedrooms, providing ample space for families or those seeking a comfortable home office. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings in.

The house features a conveniently located bathroom, ensuring that daily routines are both practical and efficient. With no onward chain, this property allows for a smooth and swift transaction, making it an attractive option for those eager to settle into their new home without delay.

Situated in a vibrant community, residents will benefit from easy access to local amenities, schools, and transport links, enhancing the overall appeal of this delightful home. Whether you are looking to make your first step onto the property ladder or seeking a sound investment, this terraced house on Wilson Street is a must-see. Do not miss the chance to explore the potential this property has to offer.



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## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to rent a three bedroom mid terraced property situated on Wilson Street within the ever popular Dene's area of Darlington.

UPVC double glazed windows throughout

Gas fired central heating

Council Tax band A

We recommend viewings at the earliest opportunity to avoid disappointment.

## Location

Wilson Street is located in the popular Dene's area to the north west of Darlington town centre, conveniently placed within walking distance of a range of amenities including shops, bars restaurants and leisure facilities. Cockerton village and Darlington's Memorial Hospital are also within walking distance of the property. The property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours

## Entrance Hallway

The property is entered through a UPVC double glazed door leading in to a welcoming entrance hallway.

## Living Room

10'3" x 12'8"

The living room has a UPVC double glazed bay window overlooking the front elevation of the property. Warmed by a central heating radiator and benefiting from a wooden feature fire place with a marble hearth and insert.

## Rear Passage Way

A rear passage way leads out to the rear yard.

## Kitchen

15'1" x 8'2"

The kitchen is fitted with a range of wall, floor and drawer

units with contrasting worktops incorporating a stainless steel sink and drainer. Warmed by a central heating radiator and benefiting from a tiled floor, tiled splash backs, an integrated electric oven with a gas hob and overhead extractor hood and an under stairs cupboard providing useful storage.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

11'3" x 9'10"

A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the front of the property.

## Bedroom Two

10'10" x 8'10"

A further double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the rear of the property.

## Bedroom Three

5'11" x 7'11"

A single bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the front of the property.

## Bathroom

5'5" x 6'7"

The bathroom has vinyl flooring, a UPVC double glazed window and is fitted with a suite comprising of a panelled bath, a wash hand basin and a low level WC.

## Externally

Externally there is an enclosed rear yard.

