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PROPERTIES

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21 Derwent Street, Darlington
Asking Price £80,000

Situated on the charming Derwent Street in Darlington, this delightful house presents an excellent opportunity for both first-time buyers and those looking to downsize. With a well-proportioned living space the property boasts a welcoming reception room that is perfect for relaxation or entertaining guests.

The house features two comfortable bedrooms, providing ample space for a small family or individuals seeking a guest room or home office. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is that it is offered for sale with no onward chain, allowing for a smooth and efficient purchasing process. This is particularly advantageous for buyers eager to move in without the delays often associated with property transactions.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal choice for those who appreciate community living. Whether you are looking to invest or find your next home, this property on Derwent Street is certainly worth considering.







21 Derwent Street, Darlington

General Remarks
Offered For Sale with NO ONWARD CHAIN
A superb opportunity has arisen to acquire a two bedroom mid terraced period property occupying a most pleasing position on Derwent Street conveniently placed for Darlington's town centre.
Gas fired central heating
UPVC double glazed windows throughout
Council Tax Band A
We welcome viewings at the earliest opportunity to avoid disappointment

Location
Derwent Street is conveniently located within walking distance of Darlington Town centre, where you will find of a range of amenities including shops, bars, restaurants and Leisure facilities. Darlington's Memorial Hospital is also within walking distance of this desirable residence. 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 Porch Way
The property is entered through a UPVC double glazed door leading into the entrance porch way.

Living Room
9'9" x 13'1"
The living room is situated to the front elevation of the property. Warmed by a central heating radiator, decorated in neutral tones and benefiting from a stone fire place and a UPVC double glazed window.

Dining Room
8'3" x 8'7"
The dining room is situated to the rear elevation of the property. Warmed by a central heating radiator and decorated in neutral tones.

Kitchen
6'5" x 6'6"
The kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a sink. The kitchen benefits from vinyl flooring, plumbing for an automatic washing machine and a UPVC double glazed window. A door leads out to the rear yard.

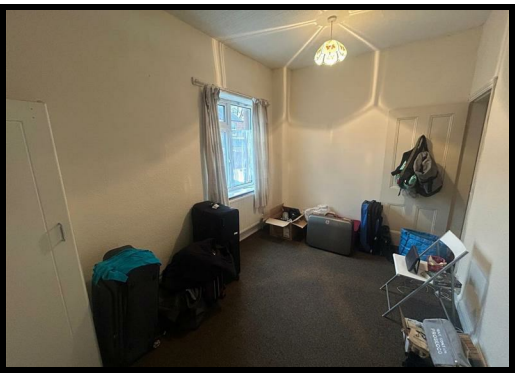
First Floor Landing
A staircase leads to the first floor landing.

Bedroom One
13'1" x 13'1"
A double bedroom warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window.

Bedroom Two
13'0" x 8'7"
A further double bedroom warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window.

Bathroom
The bathroom is warmed by a central heating radiator, has a UPVC double glazed window with privacy glass and is fitted with a suite comprising of a bath with overhead shower, a wash hand basin and a low level WC.

Externally
Externally there is an enclosed rear yard.







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