



Brunton Street, Darlington DL1 4EN

****BACK ON THE OPEN MARKET**** No onward chain. Fully re-decorated with new carpets, new kitchen, newly fitted boiler and two separate reception rooms. Great sized two bedroom property which would make an ideal first time buy or investment. Located in the Eastbourne area within walking distance to Darl...

£70,050 Freehold | Term 0% mortgage | Term 0% for sale

Offers In Region Of £79,950

71 Brunton Street
Darlington
Co Durham
DL1 4EN

EPC Rating D

No onwards chain. Fully re-decorated with new carpets, new kitchen, newly fitted boiler and two separate reception rooms. Great sized two bedroom property which would make an ideal first time buy or investment. Located in the Eastbourne area within walking distance to Darlington train station, local schools and shops.

This property comprises of: entrance vestibule, living room, dining room with storage cupboard and kitchen which has been refitted with white units and dark worktops and space for appliances.

Two bedrooms to the first floor and bathroom with suite comprising bath, toilet and sink.

Outside is an enclosed rear yard and on street parking to the front.

VESTIBULE 3' 6" x 3' 5" (1.08m x 1.05m) Double glazed entrance door. Leading into:

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LIVING ROOM 13' 3" x 13' 0" (4.06m x 3.97m) Window to front, feature fire surround and radiator.

INNER HALLWAY 2' 11" x 2' 10" (0.89m x 0.87m) With staircase to first floor and leading into:

DINING ROOM 13' 0" x 8' 11" (3.98m x 2.72m) Window to rear, understairs storage cupboard, radiator and archway to:

KITCHEN 9' 5" x 5' 10" (2.89m x 1.79m) Newly fitted (September 2022) with white units, dark worktops, space for appliances and window and door to side.

LANDING Access to all upstairs rooms.

BEDROOM ONE 13' 4" x 13' 1" (4.07m x 3.99m) Window to front and radiator.

BEDROOM TWO 9' 10" x 8' 11" (3.00m x 2.72m) Window to rear and radiator.

BATHROOM 9' 5" x 5' 10" (2.88m x 1.78m) Window to side, radiator and suite comprising bath with shower, toilet and sink.

EXTERNALLY Enclosed yard to rear with gate and on street parking to front.

GENERAL INFORMATION Council Tax - Band A

Please note:

All measurements including floorplans are approximate only.

The property has been re-decorated and re-carpeted

Tenure: Freehold

Council Tax Band A

Local Authority:

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Opening Hours

Mon-Fri: 9am - 5pm
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