



Marshall Street, Darlington, DL3 6NW



Located in the popular Dene area of Darlington a **TWO BEDROOM MODERNISED TERRACED HOUSE** which is considered larger than average having an off shoot to the rear housing the kitchen to the ground floor and a bathroom/w.c. above. The property has been improved with the installation of **GAS CENTRAL HEATING** and is mostly double glazed. It would present an ideal opportunity for a first time purchaser or small family as it is a very nice home in a good location. This particular design of property is popular as there is a vestibule leading to a separate hallway, lounge and separate dining room. The kitchen is situated in a rear off shoot. There are two good sized bedrooms, the front bedroom being considered larger than average. The property is within walking distance of local shops and amenities within the area and is a 10 minute walk into Darlington centre itself. In brief the accommodation comprises: entrance vestibule, hall, lounge, dining room, kitchen, two bedrooms to the first floor, bathroom/w.c. and a yard to the rear.

ASKING PRICE - £72,500



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ENTRANCE VESTIBULE

HALL:

With a central heating radiator and cover and corniced ceiling.

LOUNGE: 11'8x11'9 (3.56m x 3.58m)

Situated to the front with a bay window with window seat, TV/display shelf together with fitted shelving, an attractive fireplace with a real flame type gas fire and corniced ceiling.

SEPARATE DINING ROOM:

13'x12'1 (3.96m x 3.68m)

Situated to the rear with a double central heating radiator, double glazed window, laminate flooring, dado rail and corniced ceiling.

KITCHEN: 13'7x6'4 (4.14m x 1.93m)

Situated to the rear with a double central heating radiator, under stairs storage cupboard, sink unit, plumbing for an automatic washer, double glazed window, a range of wall and floor units with laminate top work surfaces, split level cooking facilities comprising gas hob, oven and cooker hood, gas boiler (providing central heating and domestic hot water).

FIRST FLOOR LANDING:

With cupboard, trap to an insulated loft and central heating radiator with cover.

BEDROOM ONE: 15'6x12' (4.72m x 3.66m)

Situated to the front with a double central heating radiator and double glazed window.

BEDROOM TWO: 13'11x9'2 (4.24m x 2.79m)

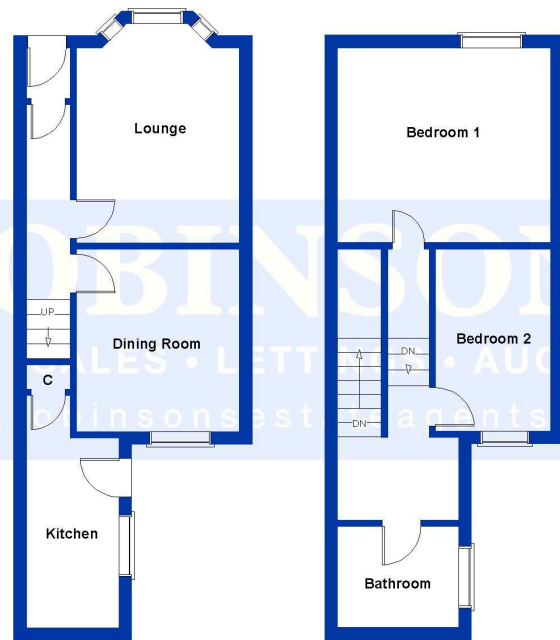
Situated to the rear with a double glazed window and central heating radiator.

BATHROOM/W.C.

Combined with a panelled bath, pedestal wash hand basin and low level w.c., separate shower cubicle, part tiled walls, ceramic tiled floor, double central heating radiator and double glazed window.

OUTSIDE:

The property has an enclosed yard to the rear.



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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