

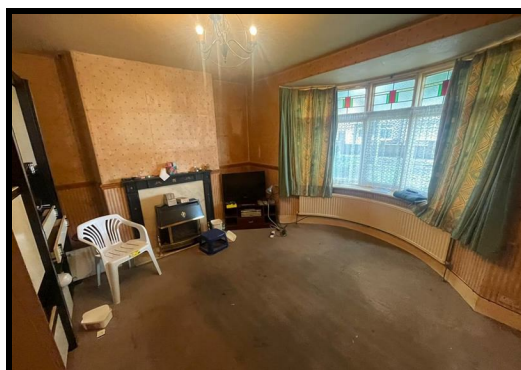


## 1 North Rise, Darlington Asking Price £65,000

Offered For Sale with NO ONWARD CHAIN. Welcome to North Rise, Darlington! This charming semi detached residence boasts an entrance hallway, a living room, dining room, kitchen, two double bedrooms, and a bathroom. Although in need of complete refurbishment, this property is competitively priced and offers superb potential for the savvy buyer.

Situated on North Rise within the popular North Road area of Darlington, this house presents a fantastic opportunity to create a dream home tailored to your tastes.

Early viewings are highly recommended to avoid missing out on this hidden gem. Don't let this opportunity slip away - seize the chance to transform this property into a beautiful and inviting space that you can call home. Embrace the challenge of refurbishment and unlock the full potential of this property.



# 1 North Rise, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN  
A fantastic opportunity has arisen to acquire a two bedroom semi detached residence which is in need of complete refurbishment

Occupying a most pleasing position on North Rise within the North Road area of Darlington

Council Tax Band A

Competitively priced for a quick sale

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

The property occupies a most pleasing position on North Rise within the ever popular North Road area of Darlington. Conveniently placed within walking distance of the Town centre where you will find an abundance of amenities including shops, bars, restaurants and leisure facilities. The property is within close proximity to the A1M north and southbound as well as the A66 which would be beneficial for commuter access.

## Entrance Hallway

The property is entered through a door to the side elevation leading into an entrance hallway.

## Living Room

14'1" x 10'10"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from a bay window with leaded lights.

## Dining Room

12'0" x 11'9"

The dining room is warmed by a central heating radiator and benefits from a window to the side elevation and an under stairs cupboard providing useful storage.

## Kitchen

10'9" x 8'5"

The kitchen is situated to the rear of the property. Fitted

with a range of floor, wall and drawer units with contrasting worktops incorporating a sink and drainer and benefiting from a window. A door leads out to the rear garden.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

10'11" x 11'5"

A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from a window.

## Bedroom Two

10'6" x 7'8"

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

## Bathroom

7'3" x 6'7"

The bathroom has a window with privacy glass overlooking the rear of the property and is fitted with a suite comprising of a panelled bath, a wash hand basin and a low level WC.

## Externally

Externally there are gardens to the front, side and rear of the property.

