



## 93 Barningham Street, Darlington Asking Price £68,000

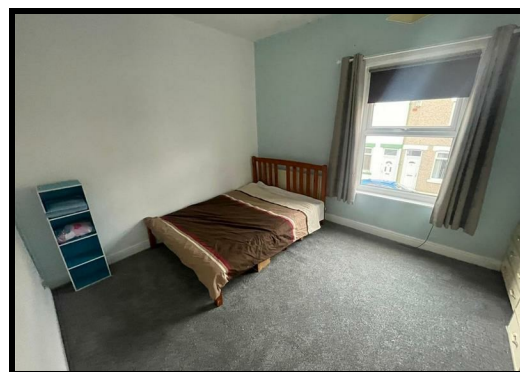
Nestled on Barningham Street in the charming town of Darlington, this delightful house presents an excellent opportunity for those seeking a new home. With a history dating back to 1900, this property boasts a unique character that blends traditional features with modern living.

The house is comprised of an entrance porch way, a kitchen, two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space. The single reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The layout is both practical and comfortable, ensuring that every corner of the home is utilised effectively.

The property includes a bathroom that caters to all your needs, providing a private sanctuary for unwinding after a long day. The absence of an onward chain means that you can move in without delay, allowing for a smooth transition into your new abode.

Situated in a friendly neighbourhood, this house is conveniently located near local amenities, schools, and transport links, making it an ideal choice for those who value accessibility and community. Whether you are a first-time buyer or looking to downsize, this property offers a wonderful opportunity to create a home filled with memories.

Do not miss the chance to view this charming house on Barningham Street, where history meets modern living in the heart of Darlington.



# 93 Barningham Street, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN  
A fantastic opportunity has arisen to acquire a two bedroom mid terraced period property occupying a most pleasing position on Barningham Street within the ever popular Dene's area of Darlington  
Double glazed windows throughout  
Gas fired central heating  
We welcome viewings at the earliest opportunity to avoid disappointment

## Location

Barningham Street is located in the popular Denes 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 this 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 wooden door leading into the entrance porch way. The porch way benefits from laminated flooring.

## Living Room

11'4" x 13'1"  
The living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones incorporating a feature wall and benefiting from a double glazed window and a wood fire surround with a marble hearth and inserts.

## Kitchen

12'10" x 7'2"  
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 double glazed window, a tiled floor, an integrated electric oven with a gas hob and over head extractor hood, an under stairs cupboard providing useful storage and plumbing for an automatic washing machine. A door leads out to the rear yard.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

10'5" x 11'6"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window overlooking the front elevation of the property.

## Bedroom Two

7'10" x 6'11"

With a UPVC double glazed window overlooking the rear elevation of the property a further bedroom warmed by a central heating radiator and tastefully decorated in neutral tones.

## Bathroom

4'4" x 10'4"

The bathroom is warmed by a central heating radiator has vinyl flooring, partially tiled walls, a UPVC double glazed window with privacy glass 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.

