



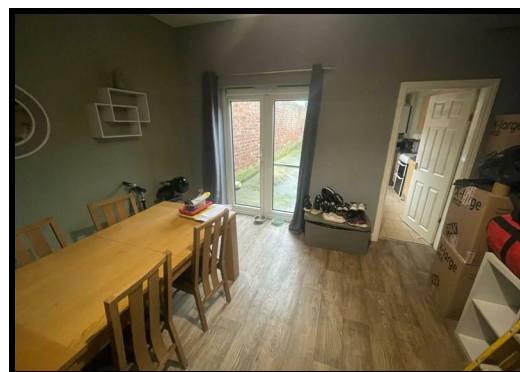
## 4 Denmark Street, Darlington Offers Over £95,000

Nestled in the heart of Darlington on the charming Denmark Street, this delightful terraced house presents an excellent opportunity for both first-time buyers and investors alike.. In brief the property is comprised of a welcoming entrance hallway, a kitchen, two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. two well-proportioned bedrooms, providing ample space for relaxation and rest, an attic room and a bathroom.

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 those looking to move in quickly and start enjoying their new home without delay.

With its prime location in Darlington, residents will benefit from easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

In summary, this terraced house on Denmark Street is a wonderful opportunity to acquire a charming home in a sought-after area, combining space, comfort, and convenience. Do not miss the chance to make this property your own.





## 4 Denmark Street, Darlington

### General Remarks

Offered For Sale with NO ONWARD CHAIN  
A fantastic opportunity has arisen to acquire a two bedroom mid terraced property occupying a most pleasing position on Denmark Street in Darlington.

Gas fired central heating

UPVC double glazed windows throughout

### Location

The property occupies an extremely pleasing position on Denmark Street just off North Road in Darlington. The property is situated within easy reach of the A1 linking the North and South and the A66 offering fantastic commuter access. Local amenities including first class schools, park with play area, nature reserve and shops are all within close proximity to the property.

### Entrance Hallway

The property is entered through a UPVC double glazed door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator and benefits from vinyl flooring and half panelled walls.

### Living Room

13'0" x 10'9"

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 vinyl flooring and a UPVC double glazed window.

### Dining Room

13'9" x 14'1"

The dining room is situated to the rear elevation of the property. Warmed by a central heating radiator and benefiting from vinyl flooring, an under stairs cupboard providing useful storage and a UPVC double glazed French door with a double glazed window to the side.

### Kitchen

15'8" x 4'11"

The modern kitchen is fitted with a comprehensive range

of wall, floor and drawer units with contrasting worktops incorporating a sink and drainer. The kitchen benefits from a tiled floor, a UPVC double glazed window overlooking the side of the property and plumbing for an automatic washing machine.

### First Floor Landing

A staircase leads to the first floor landing.

### Bedroom One

14'5" x 13'1"

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

### Bedroom Two

13'11" x 8'10"

With a UPVC double glazed window overlooking the rear elevation of the property a further bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window.

### Bathroom

9'0" x 4'0"

The bathroom has a tiled floor, a UPVC double glazed window and is fitted with a modern suite comprising of a panelled bath, a wash hand basin and a low level WC

### Attic Room

A staircase leads to an attic room. The attic room benefits from a Velux window.

### Externally

Externally to the front of the property there is a forecourt garden and to the rear of the property there is an enclosed yard.

