

Eldon Street, Darlington, DL3 0NP  
Offers in the region of £90,000

**estates<sup>4</sup>**  
'The Art of Property'



## Eldon Street, Darlington, DL3 0NP

### Offers in the region of £90,000

### Council Tax Band: A

Situated just off North Road in a popular and convenient location, this two-bedroom mid-terrace property offers excellent access to Darlington town centre, with a wide range of shops, amenities, and superb transport links including the A1(M) and A66 close at hand.

The property has recently undergone a programme of refurbishment, including a refurbished kitchen and redecoration, making it ready for immediate occupancy.

Externally, there is a pleasant forecourt to the front, while to the rear is an enclosed garden. Although currently in need of some maintenance, it offers excellent potential to create a lovely outdoor space.

Internally, the accommodation briefly comprises an entrance vestibule leading into a bright lounge featuring a bay window to the front elevation. To the rear is the dining kitchen with an open aspect through to a small rear lobby. To the first floor are two well-proportioned bedrooms, including a particularly generous principal bedroom with two windows allowing for an abundance of natural light, serviced by the bathroom which is fitted with a white suite.

Further benefits include uPVC double glazing, gas central heating via a combi boiler, and the added advantage of no onward chain.

Please note:  
Council tax Band - A  
Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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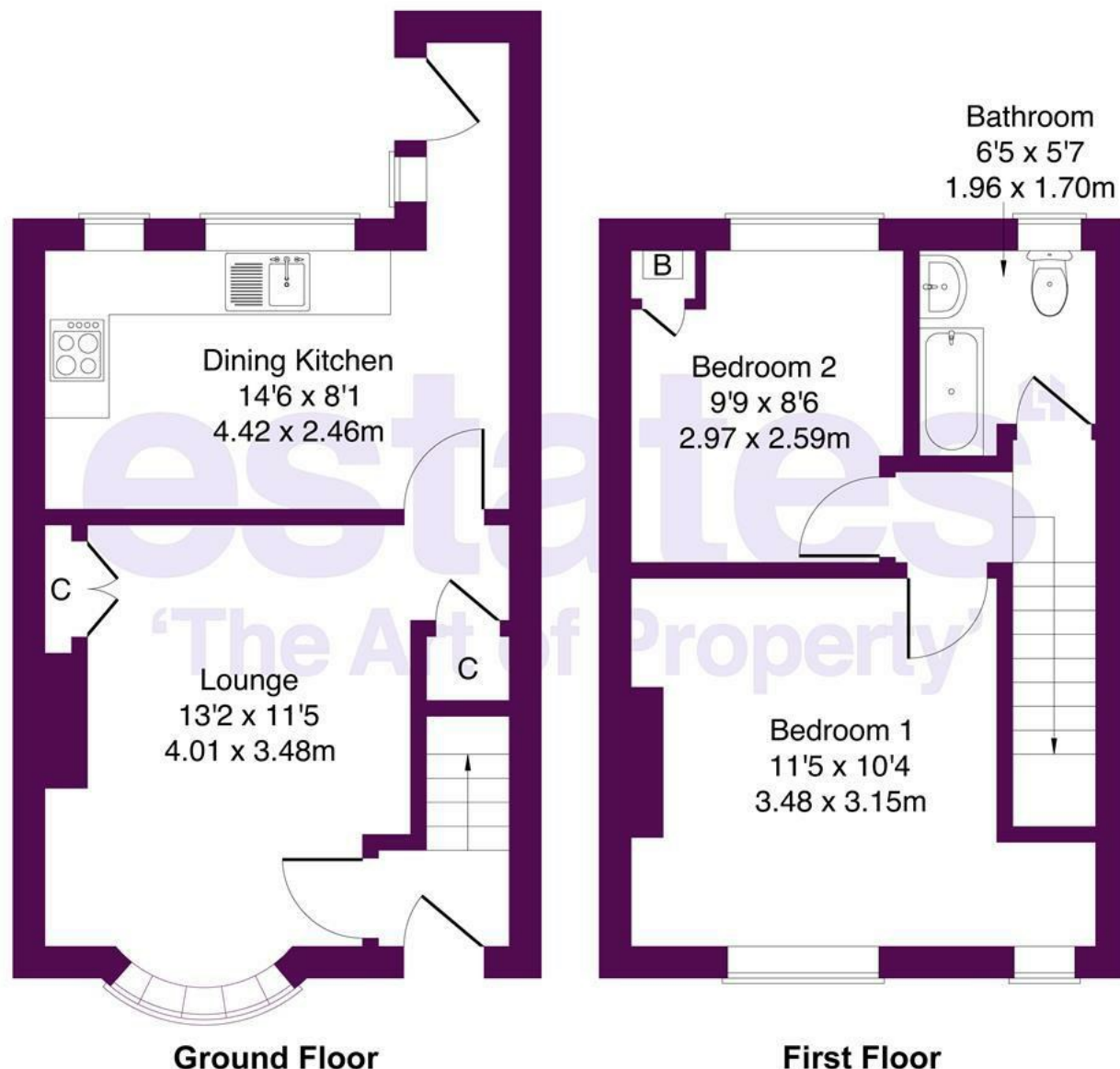


# Eldon Street, Darlington, DL3 0NP

Approximate Gross Internal Area: (653 sq ft - 61 sq m.)

**estates**<sup>LD</sup>  
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Not to Scale. Produced by The Plan Portal 2026  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 89                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 63      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |