

Kitchener Street, Darlington, DL3 6NL
Offers in excess of £60,000

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Offers in excess of £60,000

Council Tax Band: A

Located in the ever popular Denes area of Darlington, this mid-terrace home presents an excellent investment opportunity for those looking to make their mark in the property market. Priced to sell, this home requires a full refurbishment, allowing you to tailor it to your personal taste and style.

The property boasts two spacious reception rooms, providing ample space for entertaining. The kitchen, while in need of modernisation, offers a functional area. To the first floor, you will find two generous bedrooms, perfect for a family, alongside a large bathroom that offers potential for a stylish upgrade.

The standout feature is its larger-than-average layout, enhanced by the extension to the rear that adds to its appeal. The house enjoys high ceilings, and is equipped with gas central heating, although the boiler is dated and requires attention. The windows are fitted with UPVC double glazing (excluding single wood glazed open head window in the vestibule), ensuring a degree of efficiency, while the front and back doors are wooden single glazed. Conveniently located, this property is within easy reach of local shops and schools, making it an ideal choice for families. Additionally, the town centre is just a short walk away, offering a variety of amenities and services.

This property is brought to market with no onward chain, allowing for a smooth and straightforward purchase process. Whether you are a seasoned investor or a first-time buyer looking for a project, this house on Kitchener Street is a promising opportunity.

Please note:

Council tax Band - A

Tenure - Freehold

Total sqft and room dimensions to be considered a guide only.

Estates 'The Art of Property'

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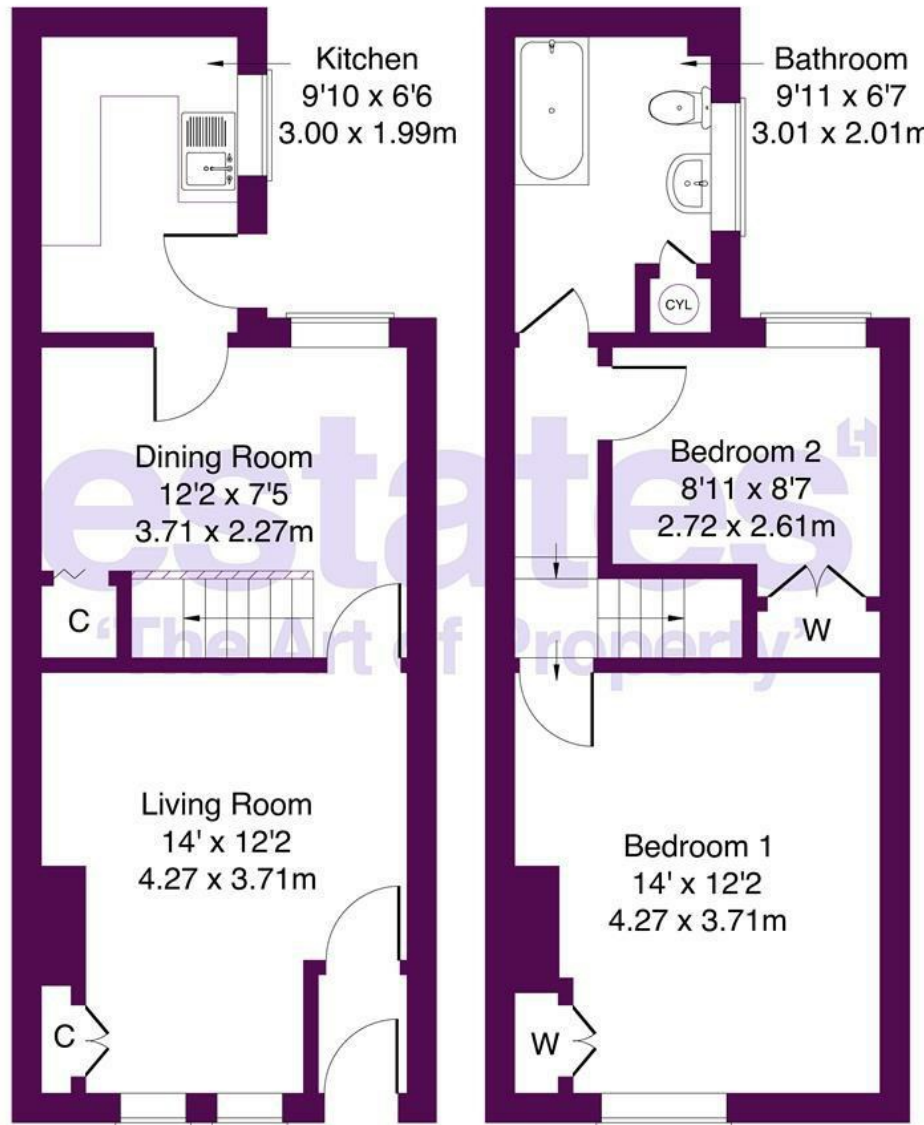
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75 Kitchener Street, Darlington, DL3 6NL

Approximate Gross Internal Area: (743 sq ft - 69 sq m.)



Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC