

Coronation Street, Darlington, DL3 6QT
Offers in excess of £70,000

estates⁴
'The Art of Property'



Coronation Street, Darlington, DL3 6QT

Offers in excess of £70,000

Council Tax Band: A

This mid terrace property in the ever convenient Denes area of Darlington presents an excellent investment opportunity. Priced to sell, this property boasts two spacious double bedrooms, uPVC double glazing and gas central heating via a 'Combi' boiler.

The location is particularly appealing, situated on a peaceful street while still being within walking distance to the vibrant town centre. Residents will appreciate the proximity to essential amenities, including the Memorial Hospital and Cockerton Village, which offers a selection of shops and eateries.

With no onward chain, this property is ready for immediate occupancy, making it an attractive option for those looking to move quickly.

Ground Floor

Entrance vestibule, lounge to the front, kitchen diner to rear. Rear lobby housing the Vokera 'Combi' boiler and ground floor bathroom with white suite.

First Floor

Small landing opening to two double bedrooms.

Externally

Enclosed yard to rear

Please note:

Council tax Band - A

Tenure - Freehold

EPC Rating: D

Total sq ft to be considered guide only.

Estates 'The Art of Property'

Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

Principal Elevation

Entrance Vestabule

Lounge

13'0" x 12'3" (3.98 x 3.75)

Kitchen Diner

13'0" x 7'3" (3.98 x 2.23)

Rear Lobby

Bathroom

6'4" x 5'11" (1.94 x 1.82)

First Floor Landing

Principal Bedroom

13'0" x 7'3" (3.98 x 2.23)

Second Bedroom

13'0" x 12'3" (3.98 x 3.75)

Rear Yard



sold stc

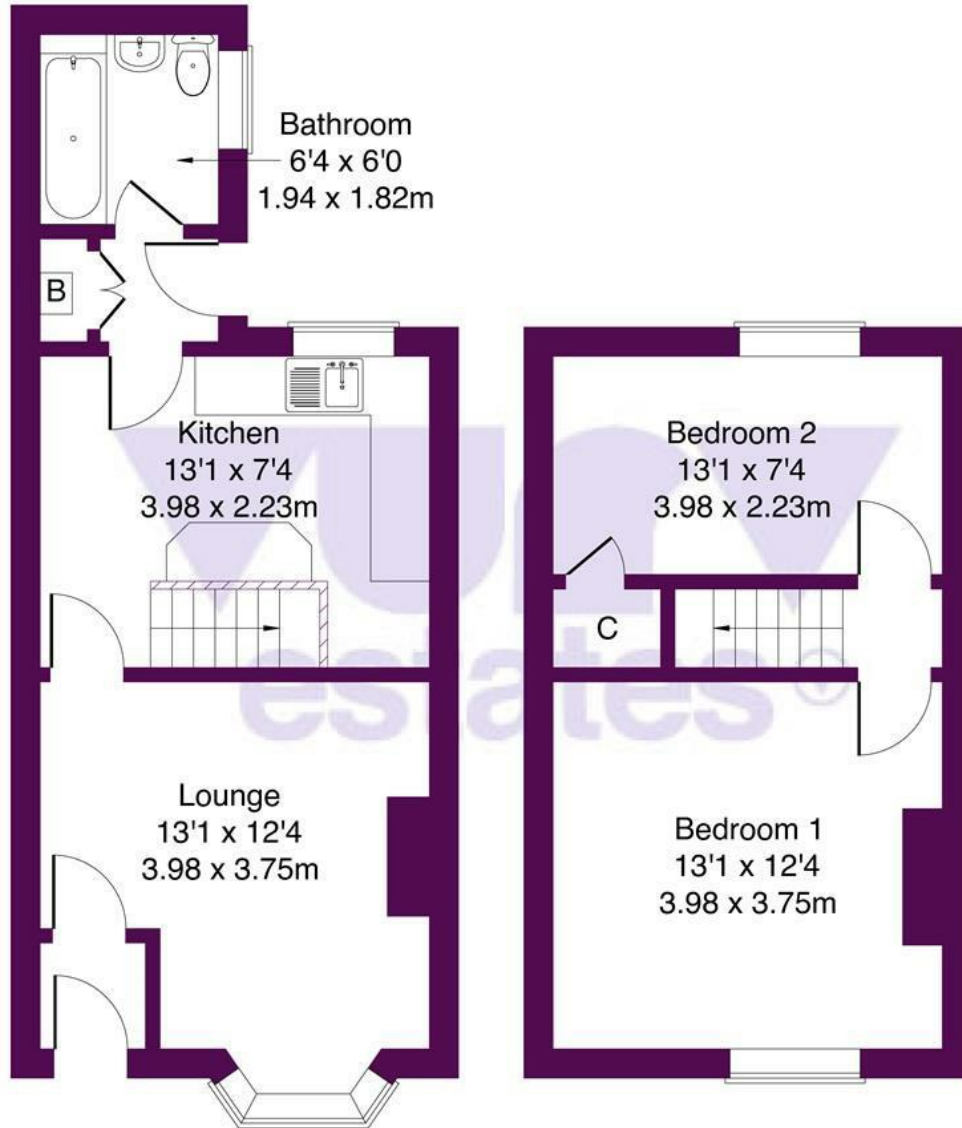
estates

‘The Art of Property’

A graphic design for an estate agency. At the top, the word 'sold' is written in large, white, lowercase letters on a bright pink background, with 'stc' in smaller white lowercase letters to its right. Below this, the word 'estates' is written in very large, white, lowercase letters. Underneath 'estates' is the tagline 'The Art of Property' in white, lowercase letters, enclosed in single quotes. The background of the graphic is a dark, swirling pattern of vibrant colors including blue, purple, pink, and orange, resembling liquid or smoke. A small white house icon is positioned to the right of the word 'estates'.

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Approximate Gross Internal Area: (678 sq ft - 63 sq m.)



Ground Floor

First Floor

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			89
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	