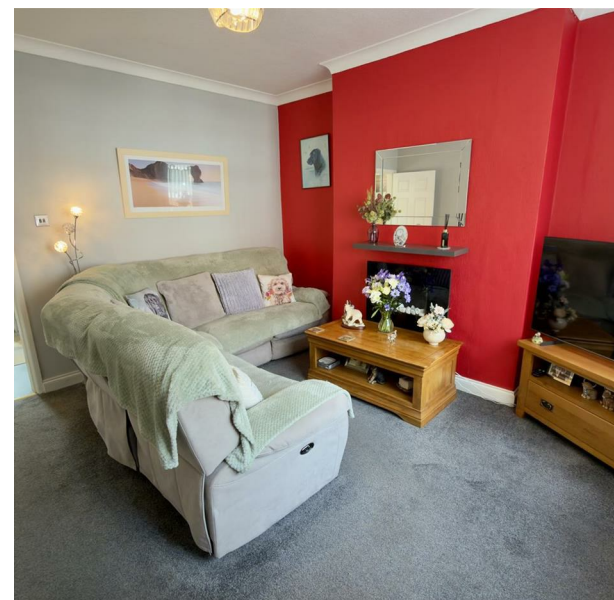


Brougham Street, Darlington, DL3 0ND  
Offers in the region of £90,000

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







## Brougham Street, Darlington, DL3 0ND

### Offers in the region of £90,000

### Council Tax Band: A

Former three-bedroom End-Terrace. An excellent opportunity for first-time buyers or investors alike, for this competitively priced and deceptively spacious property offers generous accommodation, modern upgrades, and a highly versatile layout.

Originally designed as a three-bedroom home, the property has been thoughtfully reconfigured in previous years to create two spacious double bedrooms, including an impressive principal bedroom formed by combining two rooms. In our opinion, it could be readily reinstated to a three-bedroom layout if desired, subject to the necessary consents and regulations.

A standout feature is the large garage/workshop to the rear, offering exceptional versatility for storage, hobbies, or secure parking. The home has been exceptionally well maintained and benefits from modern uPVC double glazing, along with gas central heating via a recently refitted combi boiler, ensuring efficiency and peace of mind for future owners.

The ground floor accommodation comprises an entrance vestibule leading into a generously sized lounge featuring a contemporary electric fire. To the rear, a spacious dining kitchen provides an excellent area for both everyday living and entertaining, with access to a rear lobby/porch and a convenient ground floor WC.

To the first floor are two well-proportioned double bedrooms and a neatly presented family bathroom fitted with a modern white suite.

Externally, the property enjoys a private, small rear yard with a favourable south-facing aspect, along with side gate access, and the garage/workshop.

Ideally situated just off North Road, the property is within easy reach of a wide range of local shops, amenities, schools, and excellent transport links, including convenient access to the A1(M) and A66, as well as Darlington town centre. Early viewing is highly recommended to appreciate the space, flexibility, and value this home has to offer.

Please note:  
Council tax Band - A  
Tenure - Freehold  
Total sq ft and room dimensions to be considered a guide only. Three bedroom layout on floor plan also must be considered as 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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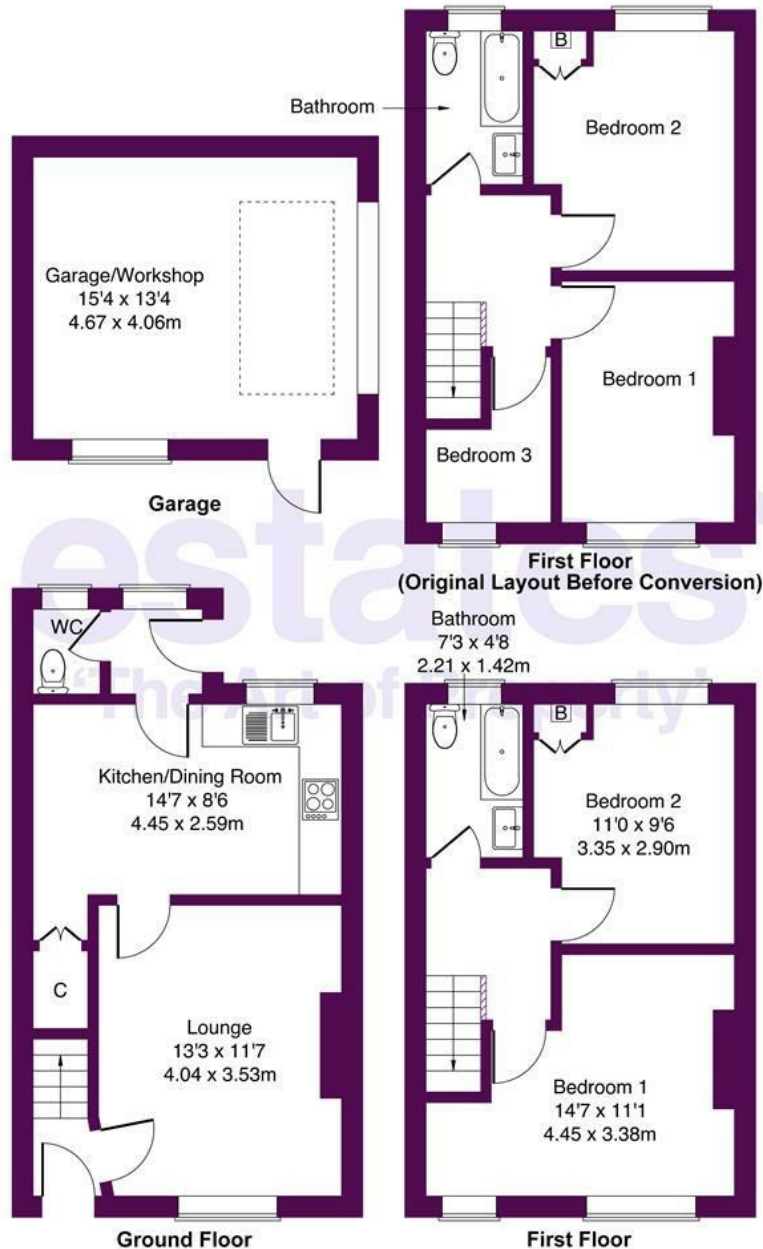
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These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may 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. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.





## Brougham Street, Darlington, DL3 0ND

Approximate Gross Internal Area: (919 sq ft - 85 sq m.)



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

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

Business Central 2 Union Square  
Central Park  
Darlington  
County Durham  
DL1 1GL  
01325 804850  
sales@estatesgroup.co.uk  
<https://estates-theartofproperty.co.uk/>

| Energy Efficiency Rating                    |  | Current                 | Potential |  |
|---------------------------------------------|--|-------------------------|-----------|--|
| Very energy efficient - lower running costs |  |                         |           |  |
| (92 plus) A                                 |  |                         | 84        |  |
| (81-91) B                                   |  |                         |           |  |
| (69-80) C                                   |  |                         |           |  |
| (55-68) D                                   |  |                         |           |  |
| (39-54) E                                   |  | 56                      |           |  |
| (21-38) F                                   |  |                         |           |  |
| (1-20) G                                    |  |                         |           |  |
| Not energy efficient - higher running costs |  |                         |           |  |
| England & Wales                             |  | EU Directive 2002/91/EC |           |  |