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Craig Street  
Darlington, DL3 6HA  
**Price £100,000**

House - Terraced  
3 Bedroom/s  
1 Bathroom/s



Situated in the popular Denes area of Darlington, this deceptively spacious three-bedroom mid-terraced house offers a delightful blend of character and modern living. The property boasts a double-storey extension to the rear, providing ample space for families or those who enjoy entertaining.

To the ground floor is an entrance vestibule that leads to two well-appointed reception rooms, perfect for relaxing or hosting guests. The fitted kitchen is functional and well-designed, making meal preparation a pleasure. The ground floor also features a conveniently located bathroom/WC, ensuring practicality for everyday living.

As you ascend to the first floor, you will find three comfortable bedrooms, two of which benefit from a jack & jill WC, adding an extra layer of convenience. Each room is filled with natural light, creating a warm and welcoming atmosphere.

Externally, the property features an enclosed courtyard, providing a private outdoor space ideal for enjoying a morning coffee or evening gatherings. With no onward chain, this home is ready for you to move in and make it your own.







- NO ONWARD CHAIN
- TWO SPACIOUS RECEPTION ROOMS
- SUITED TO A VARIETY OF BUYERS INCLUDING THE FTB & INVESTOR
- POPULAR DENE AREA LOCATION
- DOUBLE STOREY EXTENTION TO THE REAR
- THREE BEDROOMS PLUS ADDITIONAL WC
- WALKING DISTANCE TO THE TOWN CENTRE & COCKERTON VILLAGE

#### GENERAL INFORMATION

Tenure: Freehold

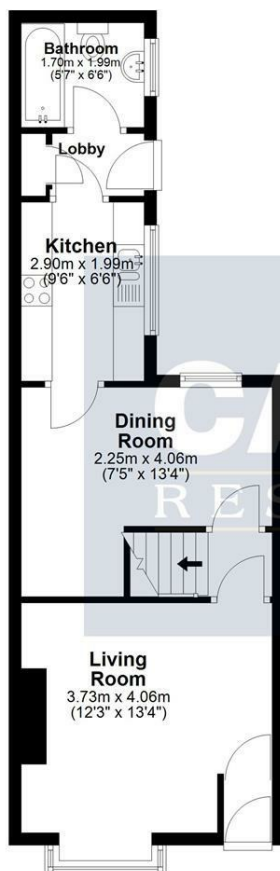
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

## Ground Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



## First Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



Total area: approx. 76.5 sq. metres (823.9 sq. feet)

48 Craig Street, DARLINGTON

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			7
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		52	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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