



Locomotive Street, Darlington

Darlington



In Excess of £95,000



31 Locomotive Street

Darlington, Darlington

Situated on Locomotive Street in Darlington, this charming property offers easy access to all local amenities, making it an ideal home for those seeking convenience and comfort. Boasting two bedrooms and a loft room, this mid-terrace house is perfect for small families or couples looking for a cosy home.

As you enter, you are greeted by an inviting entrance hall leading to a lounge featuring a fireplace, creating a warm and welcoming atmosphere for relaxation and entertaining. The modern fitted kitchen is a highlight, complete with a breakfast bar and integrated appliances.

Moving upstairs, you will find two well-proportioned bedrooms and a family bathroom. An added bonus is the fixed staircase leading to the loft room, fitted with a Velux window to bring in natural light and create a versatile space.

Externally the property offers a low-maintenance rear garden mainly laid to gravel.

Don't miss the opportunity to make this delightful property your new home and enjoy the best of both indoor comfort and outdoor relaxation in a ideal location.

Council Tax band: A

Tenure: Freehold

- Two bedroom Mid Terrace With Loft Room
- Entrance hall, lounge with feature fire
- Modern fitted kitchen with breakfast bar and integrated appliances
- First floor, two bedrooms and a family bathroom, Fix staircase to the loft with Velux window
- Externally low maintenance rear garden mainly laid to



Hallway:

3'0" x 2'8" (0.92m x 0.82m)

Living Room:

13'6" x 10'9" (4.13m x 3.30m)

Breakfast Kitchen:

9'6" x 10'8" (2.91m x 3.26m)

Utility Area:

4'10" x 2'10" (1.49m x 0.88m)

First Floor:

Bedroom One:

11'8" x 9'9" (3.57m x 2.97m)

Bedroom Two:

11'10" x 8'9" (3.62m x 2.68m)

Bathroom:

7'4" x 4'10" (2.25m x 1.48m)

Loft:

10'8" x 13'11" (3.25m x 4.26m)





GARDEN
ON STREET









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Hallway
3'0" x 2'8"
0.92 x 0.82 m

Utility Area
4'10" x 2'10"
1.49 x 0.88 m

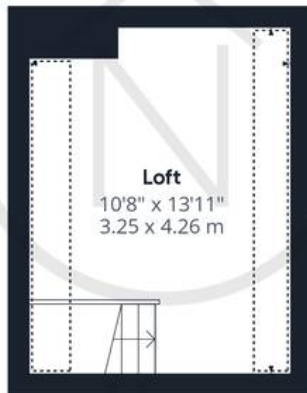
Ground Floor



Hallway
3'9" x 2'9"
1.16 x 0.85 m

Landing
3'11" x 5'9"
1.21 x 1.77 m

Floor 1



Floor 2

Approximate total area⁽¹⁾

759.29 ft²

70.54 m²

Reduced headroom

35.74 ft²

3.32 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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