



## 32 Forster Street., Darlington Offers Over £72,500

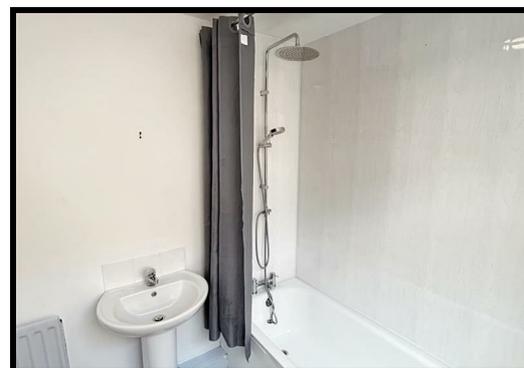
Situated on Forster Street in the charming town of Darlington, this delightful house presents an excellent opportunity for those seeking a new home. With no onward chain, the property is ready for immediate occupancy, making it an ideal choice for first-time buyers or those looking to downsize.

The house features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. With two well-proportioned bedrooms, there is ample space for relaxation and rest. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this property is the newly fitted kitchen, which is simply stunning. It boasts modern fixtures and finishes, providing a stylish and functional space for culinary enthusiasts. Whether you are preparing a simple meal or hosting a dinner party, this kitchen is sure to impress.

Occupying a most pleasing position, the house benefits from a pleasant environment, making it a lovely place to call home. The surrounding area offers a range of local amenities, ensuring that everything you need is within easy reach.

In summary, this house on Forster Street is a wonderful opportunity to acquire a charming property in Darlington. With its attractive features and convenient location, it is not to be missed. We invite you to come and view this lovely home and imagine the possibilities it holds for you.



## 32 Forster Street., Darlington

### General Remarks

Offered For Sale with NO ONWARD CHAIN  
A two bed room mid terraced period property situated on Forster Street within the popular Dene's area of Darlington UPVC double glazed windows throughout  
Gas fired central heating  
Council Tax band A  
New wall insulation  
We recommend viewings at the earliest opportunity to avoid disappointment

### Location

Forster Street is located in the popular Dene's area to the north west of Darlington town centre, conveniently placed within walking distance of a range of amenities including shops, bars restaurants and leisure facilities. Cockerton village and Darlington's Memorial Hospital are also within walking distance of this residence. The property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours.

### Entrance Porch Way

The property is entered through a UPVC double glazed entrance door leading into a welcoming entrance porch way. The porch way is tastefully decorated in neutral tones.

### Living Room

10'8" x 14'5"  
The living room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a UPVC double glazed window overlooking the front of the property, a further window to the rear of the property and a gas fire.

### Kitchen

13'10" x 5'10"  
The newly fitted kitchen is fitted with a comprehensive

range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. Warmed by a central heating radiator and benefiting from an integrated electric oven and hob, vinyl flooring and a UPVC double glazed window overlooking the side of the property.

### Bathroom

6'10" x 5'10"  
The bathroom has vinyl flooring, a UPVC double glazed window overlooking the side of the property and is fitted with a suite comprising of a panelled bath with overhead shower, a wash hand basin and a low level WC.

### First Floor Landing

A staircase leads to the first floor landing.

### Bedroom One

8'2" x 11'1"  
A double bedroom overlooking the front of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window.

### Bedroom Two

9'1" x 8'8" max  
A further bedroom situated to the rear elevation of the property. Warmed by a central heating radiator and benefiting a UPVC double glazed window.

### Externally

Externally there is an enclosed rear yard.

