



Offered for sale with no onward chain located within Hercules Street in the charming town of Darlington, this semi-detached house presents an excellent opportunity for those seeking a spacious family home. With three well-proportioned bedrooms and bathroom with separate WC., this property is ideal for families or individuals looking for extra space.

The house, which boasts an older style, offers a unique character that many modern homes lack. It is competitively priced to reflect the potential for improvement works, allowing you to personalise the space to your taste.

One of the features of this home is its corner-sited gardens, providing ample outdoor space for children to play or for hosting summer gatherings, also having a outdoor storage. The location is particularly advantageous, as it is conveniently situated for easy access to local schools, making it a perfect choice for families.





- POPULAR HARROWGATE HILL LOCATION
- IN NEED OF SOME REFURBISHMENT
- SUITED TO A VARIETY OF BUYERS
- MATURE, ESTABLISHED GARDENS
- GOOD SIZED PLOT
- COMPETETIVELY PRICED
- THREE BEDROOMS
- WELL PLACED FOR SHOPS,SCHOOLS & AMENITIES

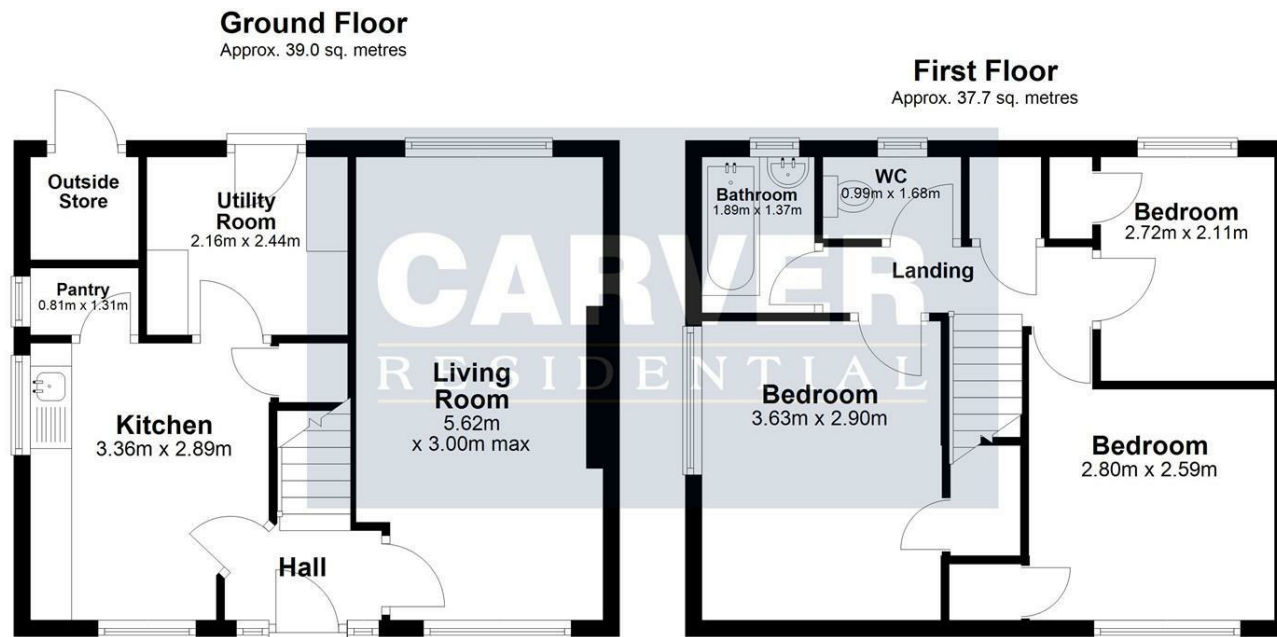
GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		53
(55-68) D		
(39-54) E		
(21-38) F		1-20
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total area: approx. 76.7 sq. metres
34 Hercules Street, Darlington

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MAB 6202



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