



Offered CHAIN FREE is this detached period home in Darlington. With bags of vintage character and huge potential this could, with some modernisation, be crafted into a wonderful family home. Prominently located on Stockton Road this unique double-fronted property is well known locally and is sure to attract interest. Internal accommodation consists of a cosy hallway, two reception rooms with period features, kitchen breakfast room and ground floor WC. The first floor holds three good-sized bedrooms and a separate WC and bathroom. Externally the property offers a paved courtyard garden and a large garage accessed by a gated roadway next to the property. In need of some remedial work the property is an ideal opportunity to create a fantastic home in a prominent location close to commuter networks and not far from Darlington town centre. EPC rating F, Darlington Borough Council tax band D.





- CHAIN FREE
- Period Detached Home
- Kitchen Breakfast Room
- Large Garage

- In Need of Modernisation
- Two Reception Rooms
- Three Bedrooms
- Courtyard Garden

General Information

Tenure: Freehold

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

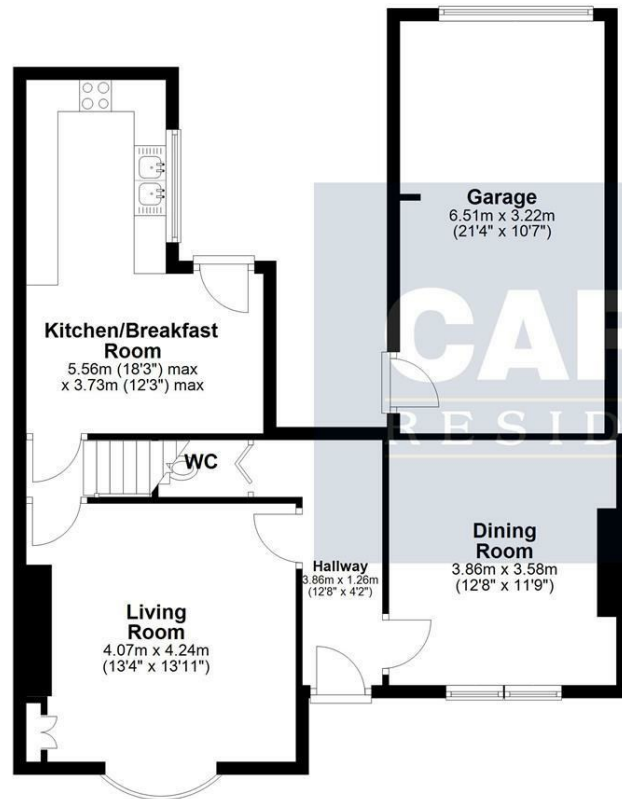
Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

Buyers Identification Checks

Ground Floor

Approx. 78.9 sq. metres (849.3 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.4 sq. feet)



Total area: approx. 132.0 sq. metres (1420.7 sq. feet)
45 Stockton Road, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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