

This non-mortgageable, mid-terraced house located close to Darlington town centre offers three bedrooms and two reception rooms, providing ample living space. The property, though in need of total refurbishment throughout, presents a fantastic opportunity for renovation and investment. On-street parking is available, offering convenience for residents. The house has great potential to be transformed into a modern home, but prospective buyers should be aware that it requires substantial work. The location is ideal for those seeking proximity to local amenities, transport links, and the heart of Darlington, making it a promising project for those looking to invest in a property that can be completely revamped. With the right vision, this property could become a comfortable, contemporary home in a desirable area. However, due to its current condition, it is unsuitable for standard mortgage financing.

All services/appliances have not, and will not be tested

We are unable to confirm if the property has main drains, electric or gas supply so the buyer will need to make their own enquiries.

EPC RATING:  
Council Tax Band: A

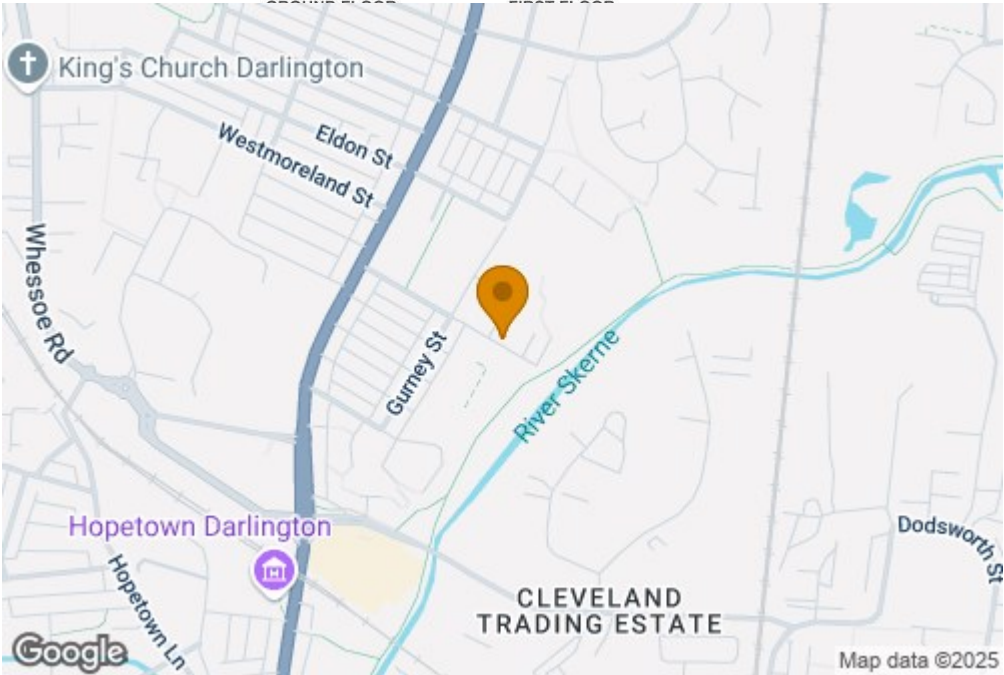
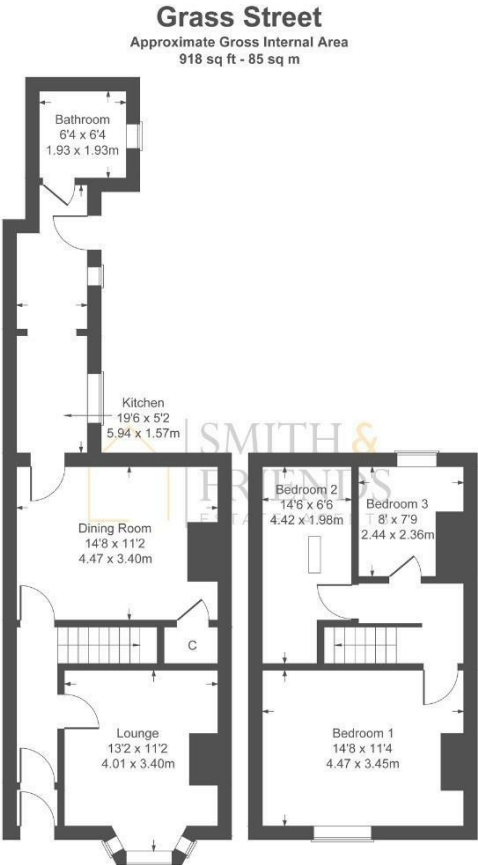
**Grass Street, Darlington, DL1 2HJ**  
**3 Bedroom - House - Terraced**  
**£52,500**  
**EPC Rating: G**  
**Tenure: Freehold**  
**Council Tax Band: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



Grass Street, Darlington, DL1 2HJ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	13	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	