



Ann Cordey
ESTATE AGENTS

2 Lewes Road, Darlington, DL1 4AX
Offers In The Region Of £99,950



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Immaculately presented and extremely well maintained THREE BEDROOM TERRACED property, benefiting from generous room sizes.

Lewes Road is ideally positioned for Darlington's main line train station and is within walking distance to local amenities.

TENURE: Freehold

COUNCIL TAX: A

RECEPTION HALLWAY

Welcoming Hallway with staircase to the first floor and providing access to the Lounge and Dining Room.

LOUNGE

12'00 x 17'01 (3.66m x 5.21m)

The Lounge is extremely spacious allowing plenty of room for furniture, the room has an archway leading to the Dining Room and a window to the front aspect.

DINING ROOM

15'2 x 12'05 (4.62m x 3.78m)

Another generously sized reception room allowing access to the kitchen and window to the rear.

KITCHEN

9'6 x 8'02 (2.90m x 2.49m)

Re-fitted with a range of gloss wall floor and drawer units, stainless steel sink unit, oven hob and extractor. Door leading to the rear Yard.

FIRST FLOOR

BEDROOM ONE

13'00 x 12'00 (3.96m x 3.66m)

The Master bedroom is situated to the front of the property and is a generous double.

BEDROOM TWO

13'5 x 11'09 (4.09m x 3.58m)

Double Bedroom with window to the rear aspect.

BEDROOM THREE

9'2 x 7'01 (2.79m x 2.16m)

Generous Third Bedroom with window to the front aspect.

BATHROOM

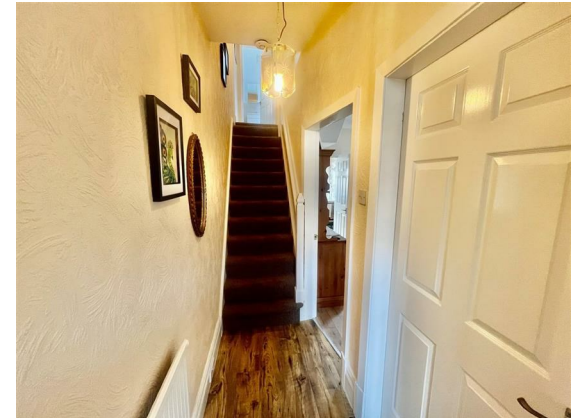
Fitted with a white suite comprising safety panel bath and handbasin.

SEPARATE WC

Separate WC.

EXTERNALLY

Externally to the rear there is an enclosed rear Yard.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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