



## 13 ST. PAULS TERRACE, DARLINGTON, DL1 2HE

**Asking Price £100,000**

**IDEAL INVESTMENT OPPORTUNITY/FIRST TIME BUY!** Spacious THREE BEDROOM END TERRACED property situated just off North Road close to local schooling and amenities. This property will benefit from refurbishment but is available with huge potential to improve.

The property comprises of: Reception Hallway, Lounge, Dining Room, Kitchen, To the first floor there are Three Generous Bedrooms and the main Bathroom.





**RECEPTION HALLWAY**

With staircase to the first floor and access to the Lounge and Dining Room.

**LOUNGE**

**14'04 x 11'04 (4.37m x 3.45m )**

With bay window to the front aspect, feature fireplace and surround.

**DINING ROOM**

**12'05 x 12'03 (3.78m x 3.73m )**

Spacious Dining Room which allows access to the Kitchen.

**KITCHEN**

**14'11 x 7'05 (4.55m x 2.26m )**

Fitted with a range of wall and floor units, work surfaces and plumbing for appliances. There is a door leading to the rear Yard.

**FIRST FLOOR**

**BEDROOM ONE**

**15'04 x 12'03 (4.67m x 3.73m )**

The master bedroom is extremely spacious and is situated at the front of the property, with fitted wardrobes.

**BEDROOM TWO**

**13'00 x 9'2 (3.96m x 2.79m )**

A further double bedroom, this one situated to the rear of the property.

**BEDROOM THREE**

**10'00 x 7'07 (3.05m x 2.31m )**

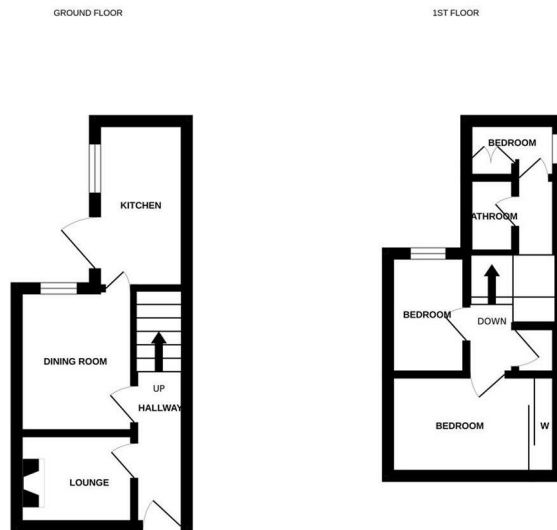
The last of the three doubles, with window overlooking the rear.

**BATHROOM**

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

**EXTERNALLY**

Externally the property has a front forecourt and to the rear there is a Yard with access to the rear service lane.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Based on EPC Form 02/24

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		41	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

