



## 61 BELGRAVE STREET, DARLINGTON, DL1 4AP

### Offers In Excess Of £110,000

Situated in the Eastbourne area of Darlington we are delighted to offer for sale this beautifully presented and recently refurbished Two Bedroomed Mid Terraced Residence.

Warmed by Gas Central Heating and with the benefit of Double Glazing the accommodation briefly comprises: Entrance Vestibule into Lounge with double glazed bay window to the front aspect and featuring an attractive fire surround with pebble effect gas fire, Kitchen/Diner which has been refitted with a quality range of units, and door leading to the rear garden.

To the first floor there are Two Bedrooms, main with the original cast iron fireplace and a Bathroom w/c which is fitted with a white suite,





GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual spaces, rooms and any other items not appearing and no responsibility is taken for any error, omission or misstatement. They plan is for general guidance only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Housify.co.uk

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	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.

