



## 17 RUBY STREET, DARLINGTON, DL3 0EN

### Offers In Excess Of £65,000

Charming Two Bedroom Mid-Terraced Home on Ruby Street, Darlington

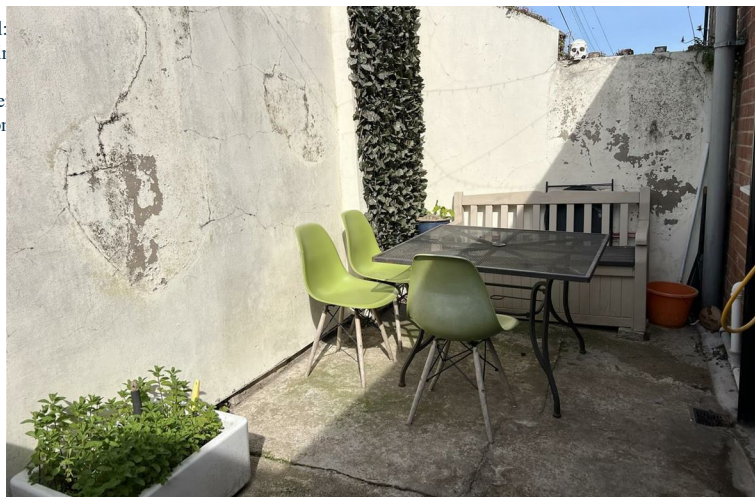
This well-presented two-bedroom mid-terraced property on Ruby Street offers an ideal opportunity for first-time buyers, investors, or those looking to downsize.

#### Ground Floor:

Upon entering the property, you are welcomed into a spacious hallway that leads to a comfortable lounge, perfect for relaxing or entertaining. The kitchen is well-appointed and offers ample cupboard space with room for dining. To the rear of the ground floor is a modern bathroom, complete with three-piece suite.

#### First Floor:

Upstairs, the property boasts two generously sized bedrooms, both offering excellent natural light and space for bedroom furniture.







Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, wall, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made valid through 10/03/23

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
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) <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>		
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.

