



64 MALIM ROAD, DARLINGTON, DL1 1BG

Offers In Excess Of £115,000

A two-bedroom semi-detached home located in the popular Eastbourne area of Darlington, close to a range of local amenities. The property is in need of cosmetic modernization but is priced accordingly.

The property benefits from gas central heating and double glazing throughout, and the accommodation briefly comprises: a welcoming lounge, spacious kitchen/dining room, ground floor W.C., two double bedrooms, and a modern family bathroom.

Externally, the home enjoys gardens to the front and rear, along with a driveway providing off-street parking and access to the





Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for the general guidance only and should be used as such by any prospective purchaser. The service, system and equipment shown have been seen and no guarantee as to their operability or efficiency can be given. Made with Metagame 10/2023

Energy Efficiency Rating

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

Environmental Impact (CO₂) 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		
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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.

