



108 ALWYN ROAD, DARLINGTON, DL3 0AS

£120,000

This property offers plenty of potential, needing some updating but providing a fantastic blank canvas for a modern, stylish home tailored to your taste.

The location is outstanding, with quick access to the A1 for commuters, well-regarded schools nearby, and local shops, supermarkets, and everyday amenities within walking distance. Darlington town centre is only a short trip away, offering restaurants, cafés, bars, leisure facilities, and excellent transport connections.

Inside, a bright hallway leads to two spacious reception rooms, perfect for flexible living—whether as a lounge, dining room, or family space. The kitchen, positioned at the rear, offers scope for redesign into a contemporary and practical cooking area.

Upstairs, there are three light-filled bedrooms and a family bathroom, ready for updating to suit modern needs.

Externally, the home benefits from a front garden, driveway with garage, and a generous enclosed rear garden—ideal for outdoor entertaining or relaxing in warmer months.



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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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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