



1 PRESCOTT STREET, DARLINGTON, DL1 2ND

Offers In The Region Of £75,000

We are delighted to offer for sale this immaculately presented two bedroom mid-terraced property, pleasantly situated within the ever-popular Albert Hill area of Darlington. The home has been well maintained by the current owner and benefits from UPVC double glazing together with gas central heating throughout.

Conveniently positioned, the property lies within easy reach of a range of local amenities, reputable schools and Darlington town centre. Excellent transport links are also close at hand, including access to the A1(M), A66 and Darlington train station, making it ideal for commuters.



LOUNGE
12'5 x 10'09 (3.78m x 3.28m)

DINING ROOM
14'00 x 9'7 (4.27m x 2.92m)

KITCHEN
9'3 x 7'9 (2.82m x 2.36m)

BATHROOM
6'00 x 5'11 (1.83m x 1.80m)

BEDROOM ONE
12'6 x 13'11 (3.81m x 4.24m)

BEDROOM TWO
9'1 x 8'8 (2.77m x 2.64m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	70	
(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 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		
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.

