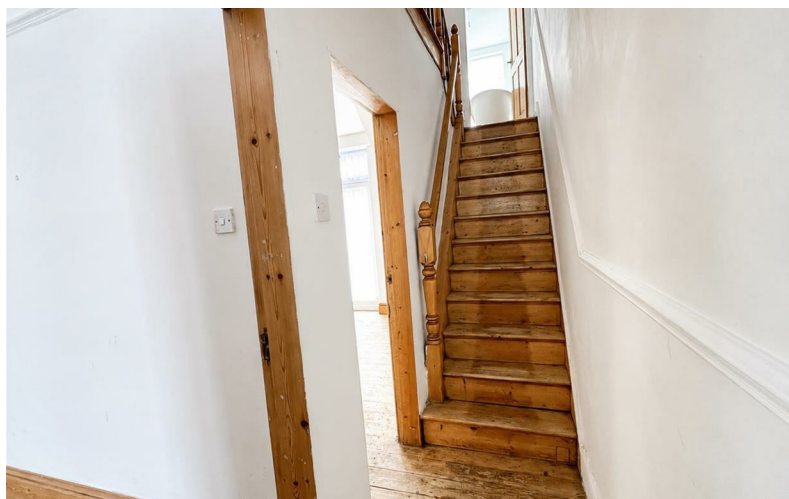




8 LODGE STREET, DARLINGTON, DL1 1TD

Offers In The Region Of £82,500

Well-presented two-bedroom terraced property, ideally situated within walking distance of Darlington town centre and offering excellent access to local amenities and transport links.



The property briefly comprises an entrance hall, a spacious lounge to the front with feature fireplace, and a dining room to the rear with French doors opening onto the rear yard. The kitchen is open plan to the dining room and would benefit from some modernisation.

To the first floor are two generous bedrooms, together with the family bathroom/WC, which features a free-standing bath.

An excellent opportunity for first-time buyers, investors or those looking for a property close to the town centre.

TENURE: FREEHOLD
COUNCIL TAX BAND: A

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		
	64	76
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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given.
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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.

