



## **42 BELGRAVE STREET, DARLINGTON, DL1 4AP**

### **Offers In The Region Of £89,950**

Ideally located near Darlington's mainline train station, this well-presented two-bedroom mid-terrace home in the Eastbourne area is offered for sale with NO ONWARD CHAIN . The property is in good condition throughout and features Two Bedroom and first floor Bathroom/wc as well as a large rear Yard with possible off street parking.

**This property would make the ideal first time buy/investment.**





BEDROOM ONE  
12'0 x 12'10 (3.66m x 3.91m)

BEDROOM TWO  
8'2 x 8 (2.49m x 2.44m)

LOUNGE  
12'10 x 12'10 (3.91m x 3.91m )

KITCHEN  
12'10 x 8 (3.91m x 2.44m)

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Miroplan 12/25

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	79

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.

