



## **34 REID STREET, DARLINGTON, DL3 6EX**

### **Offers In The Region Of £79,950**

Ideally suiting a landlord or first time buyer, this neat and tidy TWO BEDROOMED terraced property sits within the popular Denes Area of Darlington. Having spacious lounge, kitchen/diner with an ample range of units, two bedrooms to the first floor along with the Bathroom.

The property is available with no onward chain and is in ready to move into order being double glazed and benefitting from Gas Central Heating. Situated within a convenient position close to local





While every effort has been made to ensure the accuracy of the foregoing contained here, measurements, of plans, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for general information only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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#### 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 |         |           |
|                                             | 62      | 79        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

#### 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.

