



**** MID TERRACE HOUSE **** TWO BEDROOMS **** NO ONWARD CHAIN **. ** CLOSE TO AMENITIES **. ** WALKING DISTANCE TO SOUTH PARK & RAILWAY STATION ****

A two bedroom mid terrace house located in the popular South Park area of Darlington. With the benefit of gas central heating and upvc double glazing the property offers excellent potential for improvement and would be an ideal purchase for a landlord/ investor looking for a buy to let property.

George Street is located in a popular residential area off Bedford Street close to Darlington Railway Station and the lovely South Park. Within walking distance of local shops and only a short walk from Darlington Town Centre with its excellent range of shopping and leisure facilities.

The accommodation briefly comprises: Entrance Vestibule, Entrance Hall, Lounge, Dining Room, fitted Kitchen, Landing, two Bedrooms and first floor Bathroom/ wc with white suite. Externally there is a enclosed yard to the rear.

George Street, Darlington, DL1 5DW

2 Bedroom - House - Mid Terrace

£65,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: A

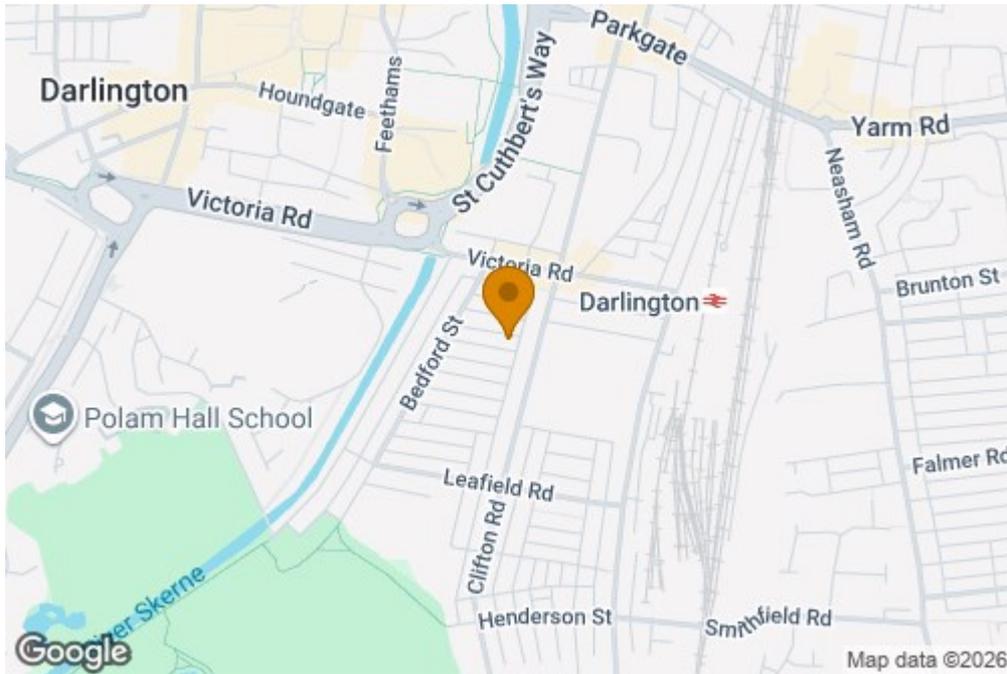


**SMITH &
FRIENDS**
ESTATE AGENTS

George Street, Darlington, DL1 5DW

George Street

Approximate Gross Internal Area
826 sq ft - 77 sq m



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(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	