



62 LEWES ROAD, DARLINGTON, DL1 4AX

Offers In The Region Of £85,000

Situated in the popular Eastbourne Area of Darlington ideal for access to Darlington's train station and for walking distance to the town centre. There are lots of local independent shops and major retail chains and local schools and parks on hand.



We are offering for sale a TWO BEDROOMED terrace is available with no onward chain and has been a successful long term let for the current vendors. It is in ready to move into order and a brief summary of the accommodation is as follows:- Reception hallway which leads to the lounge, staircase and kitchen/diner. There are two bedrooms to the first floor and bathroom/wc with electric shower. It is warmed by gas central heating and fully double glazed.

TENURE: Freehold

COUNCIL TAX: A

RECEPTION HALLWAY

LOUNGE

13'7" x 10'11" (4.15 x 3.35)

With a bay window to the front aspect.

KITCHEN

14'5" x 11'11" (4.40 x 3.65)

Fitted with a range of white gloss cabinets with complementing work surfaces and integrated electric oven and electric hob. There is a window and a door to the rear courtyard.

FIRST FLOOR

LANDING

BEDROOM ONE

14'10" x 12'0" (4.54 x 3.66)

A large double bedroom with a window to the front aspect.

BEDROOM TWO

8'4" x 8'0" (2.55 x 2.45)


A second bedroom with a window to the rear aspect.


BATHROOM/WC

Fitted with a white modern suite with panelled bath and electric over the bath shower, WC and handbasin.

EXTERNALLY

There is an enclosed courtyard to the rear which has been partially tiled and partially artificial grass.

| 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  |

| 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.

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