



155 CRAIG STREET, DARLINGTON, COUNTY DURHAM, DL3 6HH

Offers In The Region Of £119,950

This immaculately presented and much improved TWO bedroomed mid terrace residence is situated in the popular Denes area towards the top of Craig Street overlooking the Dene to the front. Attractively priced with neutral decor would make an ideal home for a host of buyers with spacious lounge, kitchen/diner to the rear, good sized yard and there are two bedrooms to the first floor which are serviced by a Jack and Jill bathroom/WC.



Warmed by gas central heating and there is UPVC double glazing. The convenient location is handy for local shops and amenities not too far from Darlington's town centre and Cockerton Village and it's parade of shops.

ENTRANCE VESTIBULE

LOUNGE
13'05 x 15'09 (4.09m x 4.80m)

REAR HALL

KITCHEN
13'00 x 7'02 (3.96m x 2.18m)

FIRST FLOOR

LANDING

BEDROOM ONE
13'10 x 13'07 (4.22m x 4.14m)

JACK AND JILL

BEDROOM TWO
8'11 x 8'00 (2.72m x 2.44m)

EXTERNALLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		67
(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		90
(81-91) B		
(69-80) C		67
(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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency over the years.
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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.

