



## 52 BELGRAVE STREET, DARLINGTON, DL1 4AP

### Offers In The Region Of £92,500

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 extremely good condition throughout and features Two Bedroom and first floor Bathroom/wc as well as a large rear Yard with off street parking.

Benefitting from a new roof, central heating system and with works done to the highest standards,






LOUNGE  
16'06 x 13'00 (5.03m x 3.96m)


KITCHEN  
13'00 x 8'09 (3.96m x 2.67m )

BEDROOM ONE  
13'02 x 13'00 (4.01m x 3.96m)

BEDROOM TWO  
8'9 x 8'04 (2.67m x 2.54m)

BATHROOM  
12'08 x 4'07 (3.86m x 1.40m )

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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.

