



public notice

132 Hundens Lane

We are acting in the sale of the above property and have received an offer of £ 70,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

** END TERRACE HOUSE ** ** TWO BEDROOMS** ** IN NEED OF IMPROVEMENT **

** EXCELLENT INVESTMENT PROPERTY ** ** CLOSE TO AMENITIES **

Spacious two bedroom end terrace house located in a popular residential area off Haughton Road and Yarm Road close to local amenities and within a short drive of the town centre.

The property offers good sized accommodation with the benefit of gas central heating and double glazing. In need of improvement the property would be

Hundens Lane, Darlington, DL1 1JB

2 Bedroom - House - End Terrace

£65,000

EPC Rating: C

Tenure: Freehold

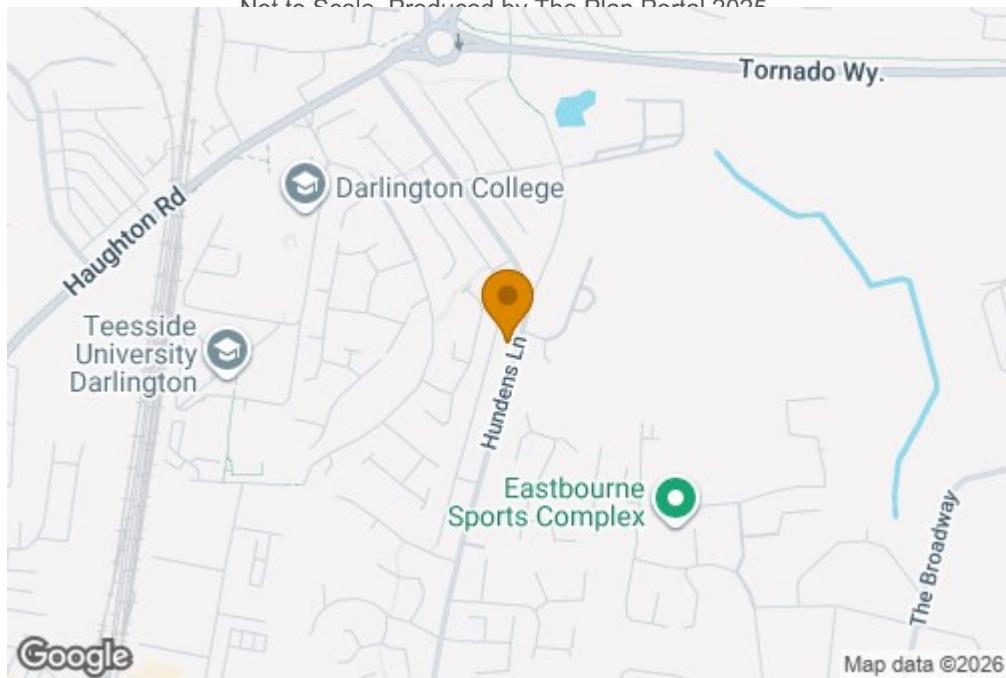
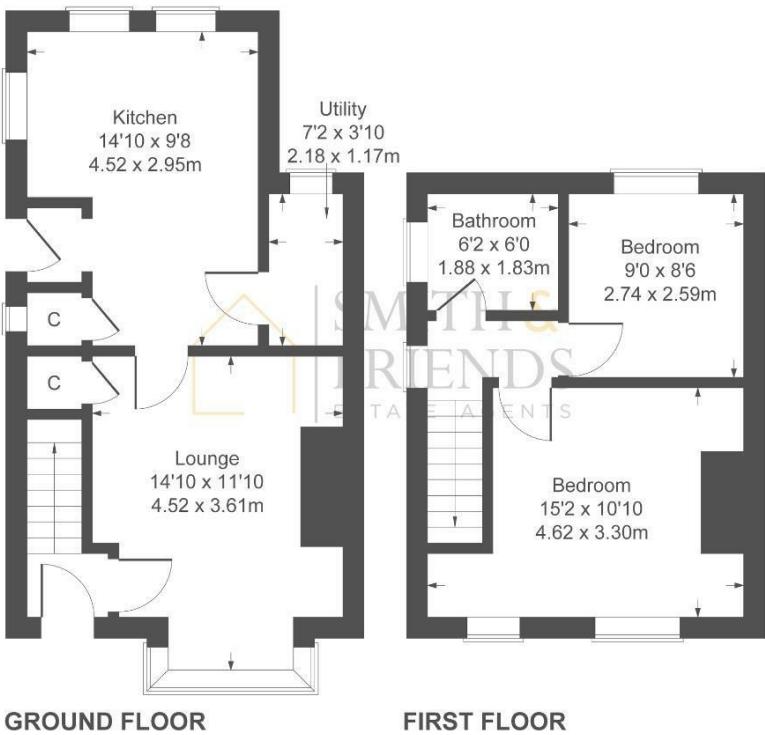
Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Hundens Lane

Approximate Gross Internal Area
695 sq ft - 65 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		
(55-68)	D		
(39-54)	E	69	80
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	