



100 BEDFORD STREET, DARLINGTON, DL1 5JX

£105,000

This charming period terrace on Bedford Street, Darlington, benefits from an inviting entrance vestibule leading into hallway. Two well-proportioned reception rooms, including a lounge complete with an original period fireplace and separate dining room. The property has been thoughtfully maintained and recently decorated, offering a pleasant kitchen and a larger-than-average first-floor bathroom. Upstairs, there are two generously sized double bedrooms and large built in storage cupboard on the landing, making it ideal for couples, small families, or buy-to-let investors. Externally, a private courtyard garden with useful storage outhouses provides a practical yet appealing outdoor space. Quality double glazing is fitted throughout, and the property is finished with F&B quality flooring. Off-street parking is available.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropen 12/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		71	
(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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