



**** TWO BEDROOM MID TERRACE HOUSE ** ** CLOSE TO THE TOWN CENTRE & DENE **
**** TWO RECEPTION ROOMS ** ** IN NEED OF IMPROVEMENT ** ** EXCELLENT POTENTIAL ** . ** NO ONWARD CHAIN ******

We are acting in the sale of the above property and have received an offer of £57,000

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 28/05/26

A larger than average two bedroom mid terrace house located on Marshall Street in a popular residential area close to The Denes and within walking distance of Darlington Town Centre with its excellent leisure and shopping facilities.

Marshall Street, Darlington, DL3 6NW

2 Bedroom - House - Mid Terrace

£60,000

EPC Rating: C

Tenure: Freehold

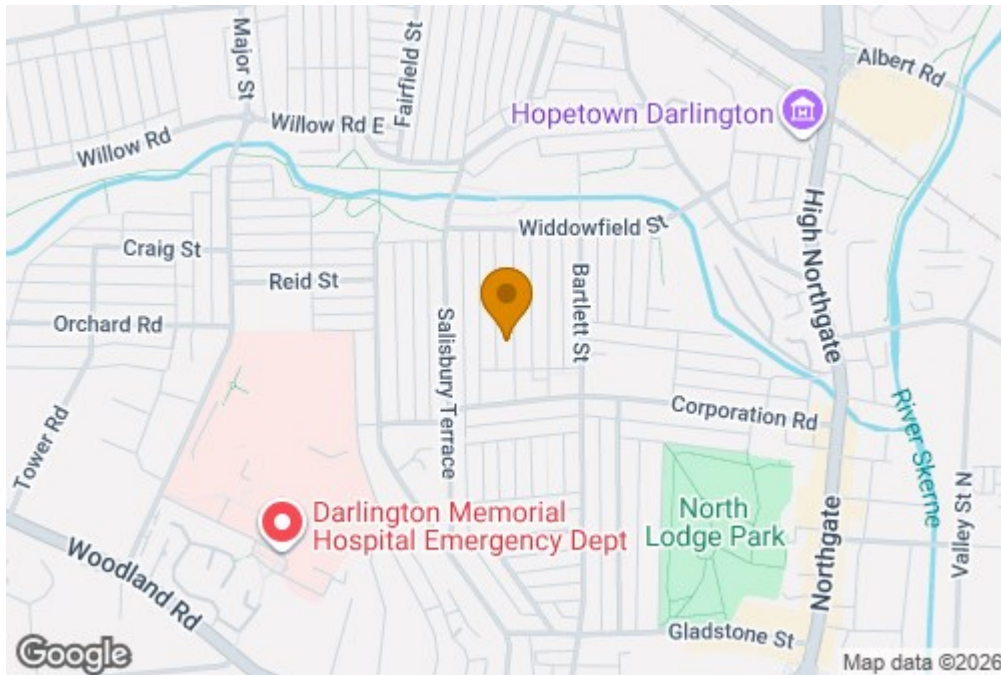
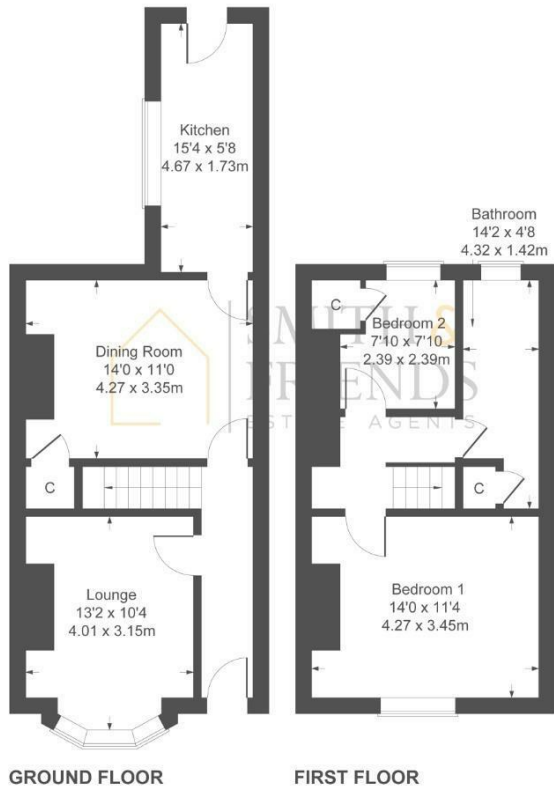
Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Marshall Street, Darlington, DL3 6NW

Marshall Street
Approximate Gross Internal Area
822 sq ft - 76 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	81
		EU Directive 2002/91/EC	