



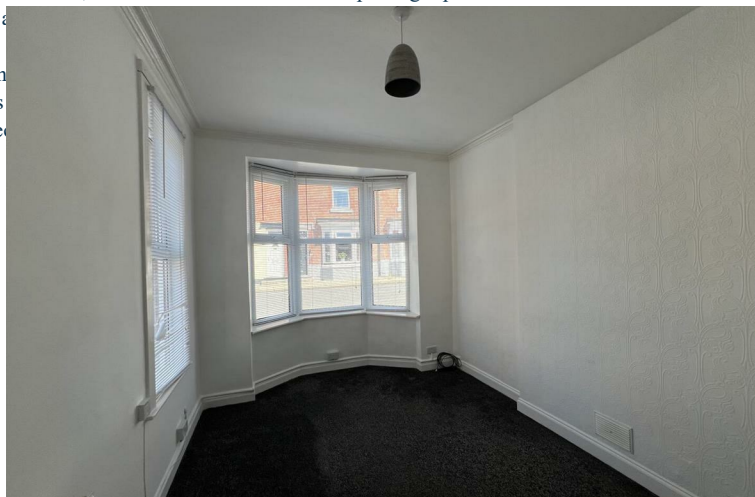
1 WELBECK STREET, DARLINGTON, DL1 5EY

Offers In Excess Of £100,000

Offered for sale with No Onward Chain, this well-presented three-bedroom end-terraced property is an excellent opportunity for first-time buyers, investors or those looking for a home ready to move straight into. Occupying an attractive double-fronted position, the property offers spacious and well-proportioned accommodation throughout, complemented by two generous reception rooms and a useful enclosed rear yard.

The accommodation briefly comprises an inviting entrance hallway with staircase to the first floor, a bright and spacious lounge featuring a bay window to the front elevation, and a separate dining room, also benefiting from a bay window, which flows seamlessly into the fitted kitchen. The kitchen is appointed with a range of wall and base units, contrasting work surfaces and enjoys views over the rear yard.

To the first floor are three generously sized bedrooms together with a family bathroom/WC, fitted with a white suite comprising a panelled bath with overhead



HALLWAY
5'11" x 13'2" (1.82m x 4.03m)

LOUNGE
15'5" x 9'10" (4.71m x 3.00m)

DINING ROOM
15'5" x 10'9" (4.71m x 3.30m)

KITCHEN
5'11" x 7'5" (1.82m x 2.28m)

BEDROOM ONE
13'2" x 6'5" (4.03m x 1.98m)

BEDROOM TWO
10'4" x 8'8" (3.17m x 2.66m)

BEDROOM THREE
9'4" x 9'7" (2.86m x 2.93m)

BATHROOM
6'6" x 5'1" (2m x 1.55m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(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 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.

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.

