



46 OLYMPIC STREET, DARLINGTON, DL3 6DL

Offers In The Region Of £110,000

We are delighted to offer for sale this competitively priced Two Bedroomed Mid-Terraced Residence situated in the ever popular Denes area of Darlington, which is available with immediate vacant possession.

With the benefit of Double Glazing the accommodation briefly comprises: Entrance door opening to the Hallway, Lounge, with double glazed bay window to the front aspect, Dining Room leading into the Kitchen.

To the first floor there is a Landing area, Two well proportioned Bedrooms and Bathroom/wc.



LOUNGE
14'06 x 10'10 (4.42m x 3.30m)

DINING ROOM
13'11 x 9'03 (4.24m x 2.82m)

KITCHEN
12'02 x 6'11 (3.71m x 2.11m)

BEDROOM ONE
13'11 x 12'01 (4.24m x 3.68m)

BEDROOM TWO
12'07 x 8'00 (3.84m x 2.44m)

BATHROOM
6'9 x 5'4 (2.06m x 1.63m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		69	
(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			
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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation is intended to be given. Made with Maptool ©2022

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.

