



35 MAJOR STREET, DARLINGTON, DL3 6QG

Offers In The Region Of £69,950

Having been a successful long term let the TWO BEDROOMED mid-terrace is now offered for sale with an attractive asking price. The accommodation does require updating but offers well proportioned rooms, with a generous lounge, good sized kitchen/diner. To the first floor there are two bedrooms and bathroom/WC with the advantage of a fixed staircase for easy access to the attic area which is boarded

The Denes area is very popular with investors and buyers alike. It has ease of access to local shops and schools, the town centre is a walk away and there are regular bus services and good transport links to West Park and Cockerton Village and the shops and supermarkets there. And on towards the A1M



ENTRANCE VESTIBULE

UPVC entrance door opens into the reception hallway which leads into the lounge.

LOUNGE

14'9" x 13'3" (4.51 x 4.05)

A good sized reception room with a walk in bay window to the front aspect and having laminate floor and a built in cupboard housing the electricity meter. A door leads to the staircase to the first floor and on to the kitchen/diner.

KITCHEN/DINER

13'3" x 8'3" (4.05 x 2.54)

Fitted with a range of wall, floor and wall cabinets, worksurfaces and sink unit. There is an integrated electric oven and electric hob and there is also plumbing for an automatic washing machine. There is also a laminate floor. The room has window to the rear and a door to the courtyard.

FIRST FLOOR

LANDING

Leading to both bedrooms and to the bathroom/WC. There is also a staircase to the attic area.

BEDROOM ONE

13'9" x 10'1" (4.21 x 3.09)

A very spacious double bedroom overlooking the front aspect.

BEDROOM TWO

12'4" x 7'6" (3.78 x 2.31)

A further good size bedroom this time overlooking the rear aspect.

BATHROOM/WC

Panelled bath , pedestal handbasin and WC and finished with ceramics.

ATTIC

13'0" x 12'2" (3.98 x 3.72)

A fixed staircase leads up to the attic area which has been boarded for convenient storage and has a velux window to the rear.

EXTERNALLY

The rear courtyard catches a great deal of the sunshine with cobble stones and raised borders. A single gate leads out to the rear service lane.

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		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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