



23 LEWES ROAD, DARLINGTON, DL1 4AU

Offers In The Region Of £99,950

**BEAUTIFULLY REFURBISHED THREE BEDROOM MID-TERRACED PROPERTY |
POPULAR EASTBOURNE LOCATION | IDEAL INVESTMENT OPPORTUNITY | CLOSE TO
DARLINGTON MAIN LINE TRAIN STATION | WALKING DISTANCE TO TOWN CENTRE |
THREE GENEROUS BEDROOMS | SEPARATE WC | NO ONWARD CHAIN**

TENURE: FREEHOLD



A BEAUTIFULLY PRESENTED AND REFURBISHED THREE BEDROOM MID-TERRACED PROPERTY IN THE POPULAR EASTBOURNE AREA OF DARLINGTON – IDEAL INVESTMENT OPPORTUNITY – NO ONWARD CHAIN

Ann Cordey Estate Agents are delighted to offer for sale this beautifully presented and refurbished three bedroom mid-terraced property, situated in the popular Eastbourne area of Darlington.

The property has been refurbished throughout, creating a modern and welcoming home which would make an excellent investment opportunity or first-time purchase. The location is particularly convenient, being within walking distance of Darlington town centre and close to Darlington Main Line Railway Station, providing excellent transport links.

The accommodation briefly comprises an entrance porch leading into the lounge, with a separate dining room and a modern kitchen. To the ground floor there is also a bathroom/WC.

To the first floor are three generous bedrooms together with a separate WC.

Externally, the property benefits from a rear yard, providing an easy-to-maintain outdoor space.

Located in a popular residential area, the property is ideally positioned for access to local amenities, schools, shops, Darlington town centre and the main line railway station.

The property is offered for sale with NO ONWARD CHAIN and early viewing is highly recommended.

LOUNGE
14'01 x 12'05 (4.29m x 3.78m)

DINING ROOM
14'01 x 7'7 (4.29m x 2.31m)

KITCHEN
10'09 x 6'11 (3.28m x 2.11m)

BATHROOM
6'2 x 5'5 (1.88m x 1.65m)

BEDROOM ONE
14'00 x 12'00 (4.27m x 3.66m)

BEDROOM TWO
10'09 x 8'04 (3.28m x 2.54m)

BEDROOM THREE
10'06 x 6'7 (3.20m x 2.01m)

SEPERATE WC
3'11 x 4'05 (1.19m x 1.35m)

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.

