Ann Cordey
ESTATE AGENTS

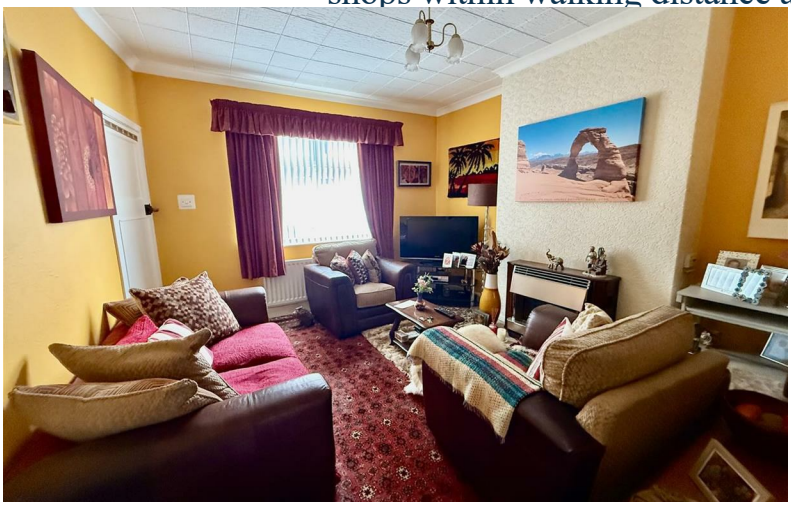
13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com

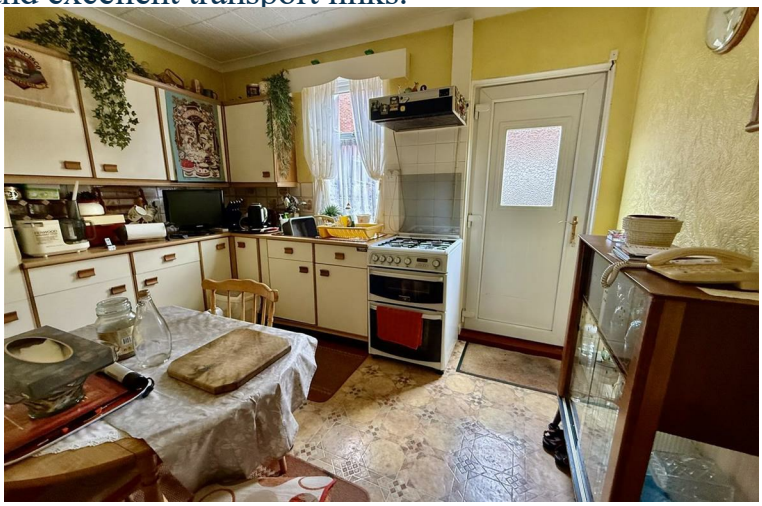
30 LOCOMOTIVE STREET, DARLINGTON, DL1 2QF

Offers In The Region Of £65,000

Owned and loved for a number of years we offer for sale a TWO BEDROOMED TERRACED that offers the opportunity for potential to improve. It has been well maintained, clean and tidy and available with no onward chain.

The location is ideally placed within a popular residential area with regular bus services, schools and shops within walking distance and excellent transport links.





The accommodation briefly comprises of entrance hallway with stairs immediately to the first floor and a door opening into the lounge. There is a useful under stairs storage cupboard and a door leading through to the kitchen which has a range of cabinets and can accommodate a dining table. There is also a further understairs storage cupboard within the kitchen. To the first floor there are two bedrooms and bathroom/WC with a coloured suite.

Externally the courtyard to the rear has an up and over door and is paved and there is a greenhouse and access to outside WC.

TENURE: Freehold
COUNCIL TAX: A

ENTRANCE
UPVC entrance door

LOUNGE
13'8" x 12'1" (4.17 x 3.70)
With a double window to the front aspect and a useful understairs storage cupboard. A door from the lounge leads through to the kitchen.

KITCHEN/DINER
12'5" x 9'0" (3.79 x 2.76)
A sizeable room fitted with ample cabinets and can easily accommodate a dining table. There is second under stair storage cupboard and the room has a window to the rear and a door leading out to the rear yard.

FIRST FLOOR

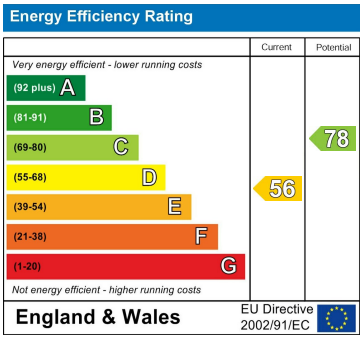
LANDING
Leading to both bedrooms and to the bathroom/WC.

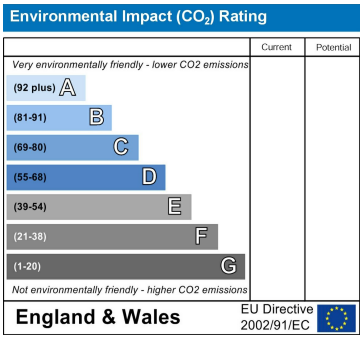
BEDROOM ONE
11'6" x 10'11" (3.52 x 3.34)
A generous master bedroom overlooking the front aspect.

BEDROOM TWO
12'0" x 9'10" (3.66 x 3.01)
A good sized second bedroom this time overlooking the rear.

BATHROOM/WC
Comprising of a coloured suite with panelled bath, pedestal handbasin and WC

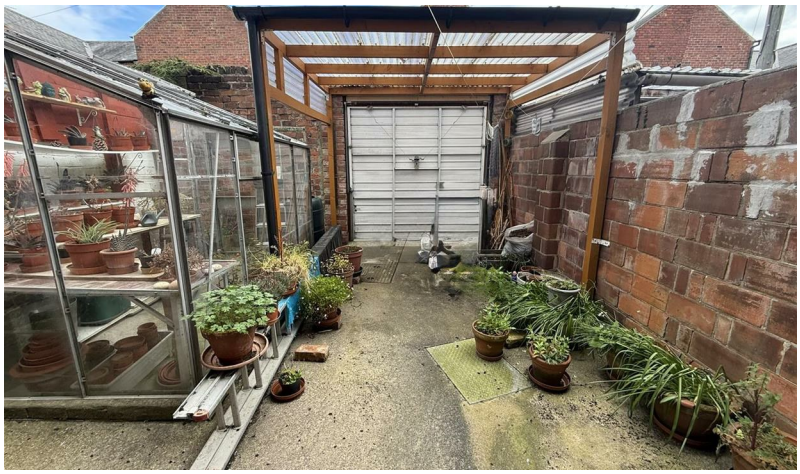
EXTERNALLY
An enclosed courtyard with an up and over garage door for access to the rear service lane, there is a greenhouse and an outside WC.





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.



NAEA National Association of Estate Agents
The Property Ombudsman