



22 TRAFALGAR TERRACE, DARLINGTON, DL3 6QQ

Asking Price £135,000

This beautifully presented two-bedroom terraced property offers a perfect blend of comfort and convenience. Boasting a front forecourt and a generously sized rear yard, this home provides ample outdoor space. Stepping inside, the ground floor features a welcoming hallway leading to a spacious lounge, a bright and airy dining room, and a well-appointed re-fitted kitchen, perfect for modern living. Upstairs, the first floor accommodates two generously sized bedrooms and a fully fitted bathroom, complete with both a bath and a practical walk-in shower. Adding to the property's versatility, a staircase leads to an additional attic room, ideal as a home office, hobby space, or guest room. Ready to move into and meticulously maintained, this home is conveniently located close to local amenities, making it an excellent choice for a verity of buyers!



HALLWAY

LOUNGE

DINING ROOM

KITCHEN

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BATHROOM

SECOND FLOOR ATTIC SPACE

EXTERNALLY



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 is made regarding their operation.

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.

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.

