



8 TRAFALGAR TERRACE, DARLINGTON, DL3 6QQ

Offers In The Region Of £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 garden, 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, there is also a further snug area. 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. 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
14'06 x 10'02 (4.42m x 3.10m)

DINING ROOM
13'03 x 10'09 (4.04m x 3.28m)

KITCHEN
12'00 x 8'02 (3.66m x 2.49m)

SNUG
11'04 x 6'10 (3.45m x 2.08m)

FIRST FLOOR

BEDROOM ONE
14'01 x 12'09 (4.29m x 3.89m)

BEDROOM TWO
13'05 x 8'03 (4.09m x 2.51m)

BATHROOM/WC

EXTERNALLY



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 operability or efficiency can be given.
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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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