



**68 REID STREET, DARLINGTON, DL3 6EX**

**Offers In The Region Of £85,000**

Ideally suiting a landlord or first time buyer, this neat and tidy TWO BEDROOMED terraced property sits within the popular Denes Area of Darlington. Having spacious lounge, kitchen/diner with an ample range of units, two bedrooms to the first floor with the Bathroom being situated on the ground floor within a single storey extension.

The property is available with no onward chain and is in ready to move into order being double



LOUNGE  
14'03 x 13'03 (4.34m x 4.04m)

KITCHEN  
13'03 x 9'04 (4.04m x 2.84m)

BATHROOM  
7'11 x 6'0 (2.41m x 1.83m)

BEDROOM ONE  
13'02 x 12'01 (4.01m x 3.68m)

BEDROOM TWO  
13'03 x 6'08 (4.04m x 2.03m)



| 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 |         |                         |
|                                             | 58      | 79                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

