



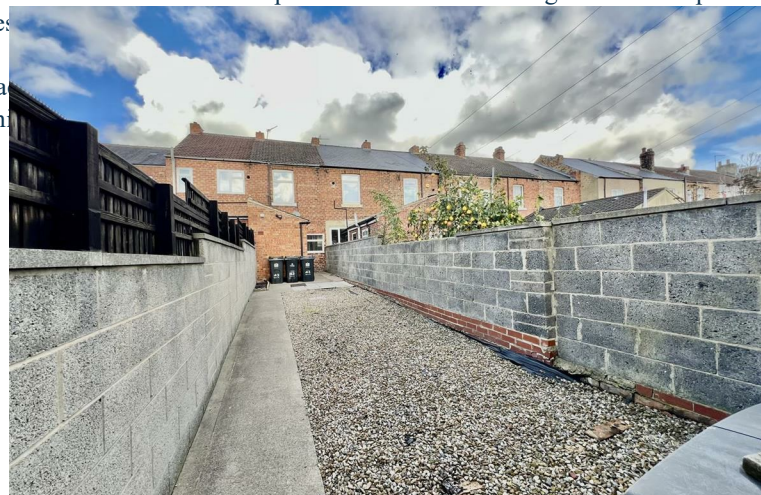
43 FARRER STREET, DARLINGTON, DL3 6RG

Offers In The Region Of £88,000

A well-presented two-bedroom terraced home situated in a popular area close to North Road station, Darlington Memorial Hospital and a range of local amenities.

The property is in good condition throughout and would make an ideal purchase for investors or first-time buyers alike. Internally, the accommodation offers comfortable living space, while externally the property benefits from a large south-facing rear yard—perfect for outdoor seating or low-maintenance gardening.

A further bonus is the detached garage to the rear, which requires some work but offers excellent potential as a useful storage or workshop



LOUNGE
14'07 x 11'00 (4.45m x 3.35m)

KITCHEN
11'00 x 10'02 (3.35m x 3.10m)

BEDROOM ONE
14'4 x 10'09 (4.37m x 3.28m)

BEDROOM TWO
10'11 x 9'9 (3.33m x 2.97m)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	73	
(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



While 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 as to their operation or efficiency can be given. Made with floorplan 10000

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.

