



52 THIRLMERE ROAD, DARLINGTON, DL1 4BJ

Offers In The Region Of £89,950

FULLY REFURBISHED TWO-BEDROOM PROPERTY!

Recently renovated by the current owners to a particularly high standard, this property is an ideal first-time buy or investment opportunity. The accommodation boasts two generous bedrooms and a first-floor shower room, along with a spacious front lounge and a fitted kitchen/diner to the rear.

Externally, the property benefits from a rear yard and a brick-built store. Conveniently located within



LOUNGE
14'2 x 13'11 (4.32m x 4.24m)

KITCHEN/DINER
13'11 x 8'1 (4.24m x 2.46m)

BEDROOM ONE
14'00 x 12'00 (4.27m x 3.66m)

BATHROOM
6'10 x 5'8 (2.08m x 1.73m)

BEDROOM TWO
11'07 x 8'07 (3.53m x 2.62m)



While every attempt 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 here have not been tested and no guarantee is made with regards to their operation or efficiency can be given. Made with Hoxpax 12/2023

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		
	71	79
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.

