



## 22 BEACONSFIELD STREET, DARLINGTON, DL3 6ER

### Offers In The Region Of £75,000

The property at Beaconsfield Street has come to the market chain free. Situated in the popular Denes location it will sure to appeal to investors, having previously been a successful let or for first time buyers looking to get onto the property ladder.

The accommodation is generous throughout, with a sizeable lounge, the kitchen can accommodate a small breakfast table, the bathroom is situated to the first floor along with Two Bedrooms.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, rooming, fixtures and any other items are approximate and no responsibility is taken for any misrepresentation or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended to be a guarantee as to their operation or condition and are given as is.

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 <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.

