



40 LOCOMOTIVE STREET, DARLINGTON, DL1 2QF

Offers In Excess Of £30,000

****OPEN DAY - SATURDAY 31ST MAY ** STRICTLY BY APOINTMENT ONLY, CALL TO REGISTER YOUR INTEREST - NO OTHER APOINTMENTS AVAILABLE**

****CASH BUYERS ONLY AS EPC IS AN F****

This property has been brought to the market priced to reflect the work required. It has gas to the property but no central heating and is double glazed.



The location within the Harrowgate Hill area of Darlington is ideally placed for local shops and larger chain stores. There are regular bus services and excellent transport links to the A66 towards Teesside and the A1M. Local schools are also within walking distance.

TENURE: Freehold
COUNCIL TAX:

RECEPTION HALLWAY

A upvc entrance door opens into the reception hallway which accesses the lounge, dining room and on through to the kitchen.

LOUNGE
13'9" x 11'9" (4.20 x 3.59)

A large reception room with a UPVC double glazed window to the front aspect and a ceramic tiled fire surround. The lounge has a door to the staircase to the first floor and access to the ground floor bathroom/wc.

BATHROOM/WC

With a coloured suite comprising panelled bath, pedestal handbasin and WC. There is a window to the rear aspect.

DINING ROOM
16'7" x 7'6" (5.08 x 2.31)

A second reception room with a window to the side aspect and leading through to the kitchen.

KITCHEN
9'7" x 7'3" (2.94 x 2.21)

With cabinets, work surfaces and stainless steel sink unit. There is also an electric cooker point. The room has window to the side and a wooden door opening into the courtyard.

BEDROOM ONE
14'5" x 7'5" (4.41 x 2.28)

A double bedroom with a window to the front aspect and built in wardrobes.

BEDROOM TWO
7'3" x 7'10" (2.21 x 2.40)

With a window to the side aspect.

BEDROOM THREE
9'10" x 6'2" (3.01 x 1.89)

A single bedroom over looking the front aspect.

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.

EXTERNALLY
There is an enclosed courtyard to the rear with gates access to the rear service lane.

