



69 GRAINGER STREET, DARLINGTON, COUNTY DURHAM, DL1 5EQ

Offers In The Region Of £85,000

Situated within the popular South Park area of Darlington, this two bedroom mid-terraced property is offered to the market with no onward chain and is ideally located for access to a range of local amenities, excellent bus routes into and out of the town centre, and Darlington Railway Station. The accommodation briefly comprises an entrance vestibule, spacious lounge, separate dining room, kitchen and downstairs bathroom, with two bedrooms to the first floor.

Externally, the property benefits from a rear yard with a decking area, providing a pleasant outdoor space.

The property has also benefited from a new roof, with the electrics certified, and the boiler remains under guarantee, providing added peace of mind for the new owner.

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LOUNGE
11'11 x 11'05 (3.63m x 3.48m)

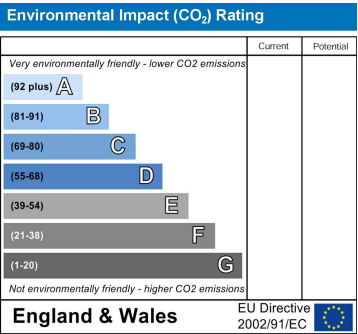
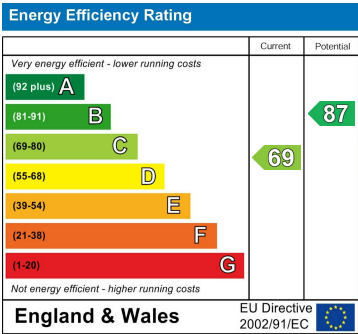
DINING ROOM
11'08 x 11'0 (3.56m x 3.35m)

KITCHEN
13'1 x 5'9 (3.99m x 1.75m)

BATHROOM
5'11 x 5'2 (1.80m x 1.57m)

BEDROOM ONE
12'01 x 10'11 (3.68m x 3.33m)

BEDROOM TWO
11'06 x 10'11 (3.51m x 3.33m)



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.

