



63 KITCHENER STREET, DARLINGTON, DL3 6NL

£75,000

Situated in the popular Denes area offering spacious accommodation, a Two Bedroomed Mid-Terraced Residence available with NO ONWARD CHAIN.

Warmed by Gas Central Heating, and with the benefit of Double Glazing, the accommodation briefly comprises: Entrance Vestibule, Lounge with double glazed bay window to the front aspect, Kitchen with door leading into the rear yard.

To the first floor there is a Landing area and Two Bedrooms, the master being to the front with the further bedroom to the rear.



LOUNGE
14'08 x 12'2 (4.47m x 3.71m)

KITCHEN
12'01 x 8'01 (3.68m x 2.46m)

BEDROOM ONE
12'03 x 11'04 (3.73m x 3.45m)

BEDROOM TWO
7'9 x 7'1 (2.36m x 2.16m)

BATHROOM
13'9 x 4'9 (4.19m x 1.45m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	62	
(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	

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should not be used as a basis for any purchase agreement. The vendor, Ann Cordey, makes no representation or warranty as to the accuracy or efficiency of the floorplan. All measurements are approximate and no responsibility or efficiency can be given. Made with Measure 2020

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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