



** DOUBLE EXTENSION ** * OPEN PLAN KITCHEN/DINER ** * TWO DOUBLE BEDROOMS **
** LARGE GARAGE ** * NO ONWARD CHAIN ** * GOOD TRANSPORT LINKS TO A1 (M) and A66 **

A great opportunity to acquire an extended two bedroom terraced property situated in the popular Eastbourne area of Darlington. The property benefits from having uPVC double glazing and gas central heating.

The property lies within easy reach of local amenities including the town centre and railway station. In our opinion it would ideally suit a first time buyer, small family or would make an ideal investment opportunity.

GROUND FLOOR

Entrance vestibule leading into a well proportioned lounge featuring a bay window and gas fire with surround. A kitchen/diner can be reached directly from the lounge. The spacious dining area benefits from having an under stairs storage cupboard. The dual aspect kitchen area features a range of wall and base units, integrated electric oven, hob and extractor, there is also space for a washing machine and an external door to the rear courtyard.

FIRST FLOOR

The landing area with loft access leads to two double bedrooms and bathroom. The generous master bedroom benefits from having built in wardrobes and features a large storage cupboard, currently being used as an office area. A spacious second bedroom and bathroom can be found to the rear. The large bathroom comprises of a bath, shower cubicle, wash hand basin, w.c. and storage cupboard housing the combination boiler.

EXTERNALLY

The property benefits from having a walled front garden and a South facing courtyard with decking area to the rear. The generously sized garage is accessed by a door from the courtyard and benefits from an electric roller door allowing rear vehicle access.

Belgrave Street, Darlington, DL1 4AP
2 Bed - House - Mid Terrace
Offers Over £85,000

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ENTRANCE VESTIBULE

LOUNGE

14'9x12'9 (4.50mx3.89m)

DINING ROOM

14'9x8'2 (4.50mx2.49m)

KITCHEN

7'9x9'7 (2.36mx2.92m)

FIRST FLOOR LANDING

BEDROOM

14'1x12'9 (4.29mx3.89m)

BEDROOM

10'9x8'2 (3.28mx2.49m)

BATHROOM/W.C.

9'8x8'1 (2.95mx2.46m)

FRONT EXTERNAL

REAR COURTYARD



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OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Belgrave Street
Approximate Gross Internal Area
880 sq ft - 82 sq m
(Excluding Garage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(70-80) C	71	86
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	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		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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