



\*\* END TERRACE HOUSE \*\* \* TWO BEDROOMS\*\* \* IN NEED OF IMPROVEMENT \*\*  
\*\* EXCELLENT INVESTMENT PROPERTY \*\* \* CLOSE TO AMENITIES \*\*

Spacious two bedroom end terrace house located in a popular residential area off Haughton Road and Yarm Road close to local amenities and within a short drive of the town centre.

The property offers good sized accommodation with the benefit of gas central heating and double glazing. In need of improvement the property would be an ideal purchase for a first time buyer or an excellent buy to let property for a landlord/ investor.

The accommodation briefly comprises: Entrance Hall, Lounge with bay window, fitted Kitchen/ Dining Room, Utility Room, Landing, two Bedrooms and Bathroom/ wc with a white suite. Externally there are enclosed gardens to the front and rear.

Offered for sale with the benefit of no onward chain.

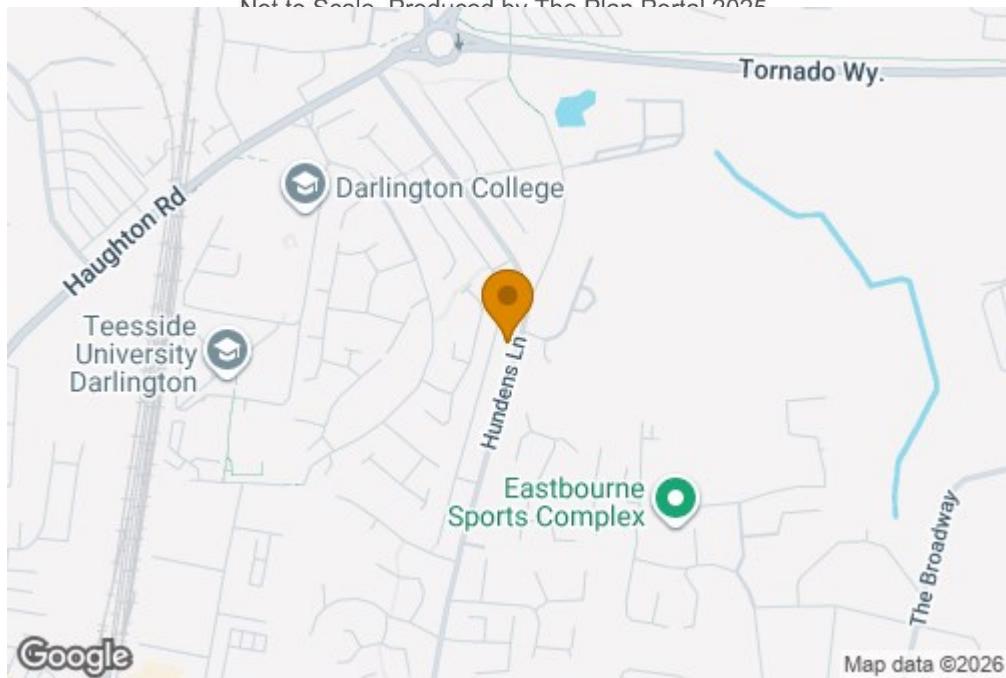
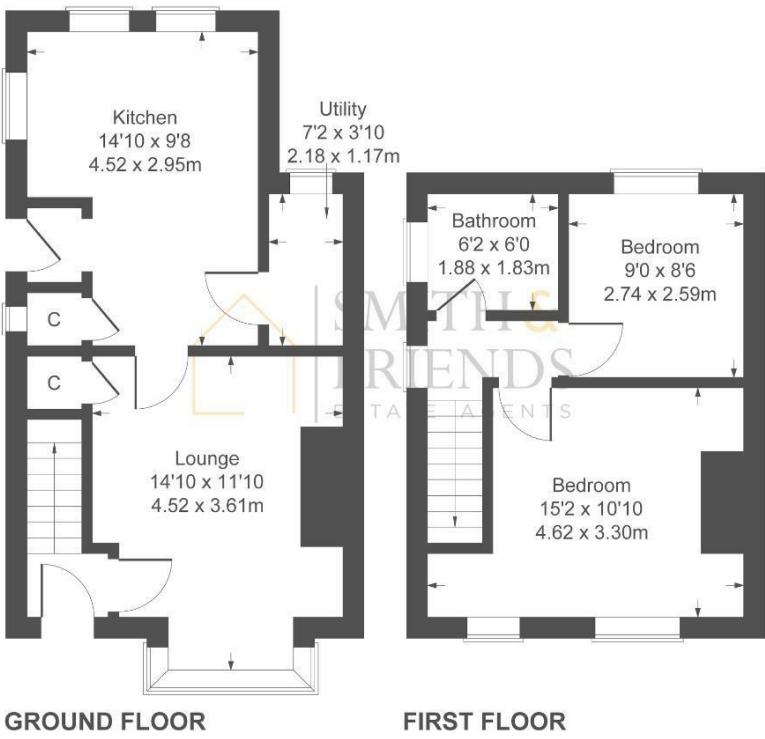
**Hundens Lane, Darlington, DL1 1JB**  
**2 Bedroom - House - End Terrace**  
**£65,000**  
**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: A**



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FRIENDS**  
ESTATE AGENTS

## Hundens Lane

Approximate Gross Internal Area  
695 sq ft - 65 sq m



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

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	69	80
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		