



Public Notice  
Address: 12 Chandos Street, Darlington, Co Durham, DL3 7RX.

We are acting in the sale of the above property and have received an offer of £60,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating D.

\*\* ATTENTION ALL INVESTORS \*\*

\*\* PRICED TO SELL \*\*

\*\* POPULAR DENES AREA \*\* \*\* WALKING DISTANCE TO TOWN CENTRE AND MEMORIAL HOSPITAL \*\*

Ideal investment opportunity or first time buy for this two bedroom, first floor bathroom, mid terrace, located in this popular part of Darlington which lies within easy reach of local shops and amenities. The A1(M) and A66 are both within easy reach, as is the town centre.

The property is in need of updating which has been reflected within the asking price with viewings recommended to appreciate the potential. Windows are uPVC double glazed (excluding single glazed overhead window to entrance vestibule), gas central heating via a combi boiler and the home is brought to the market with NO ONWARD CHAIN.

Please Note: Council tax band A. Freehold basis. EPC Rating D  
Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

**Chandos Street, Darlington, DL3 6QU**

**2 Bedroom - House - Mid Terrace**

**Price £60,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**

## Chandos Street, Darlington, DL3 6QU

### GROUND FLOOR

Entrance vestibule, good size lounge and kitchen/diner to the rear with a wall mounted combi boiler.

### FIRST FLOOR

Small landing, two bedrooms, large double and a single and a bathroom with three-piece white suite.

### EXTERNALLY

Enclosed yard to rear with useful outside stores.

### ENTRANCE VESTIBULE

### LOUNGE

### KITCHEN/DINER

### FIRST FLOOR

### BEDROOM

### BEDROOM

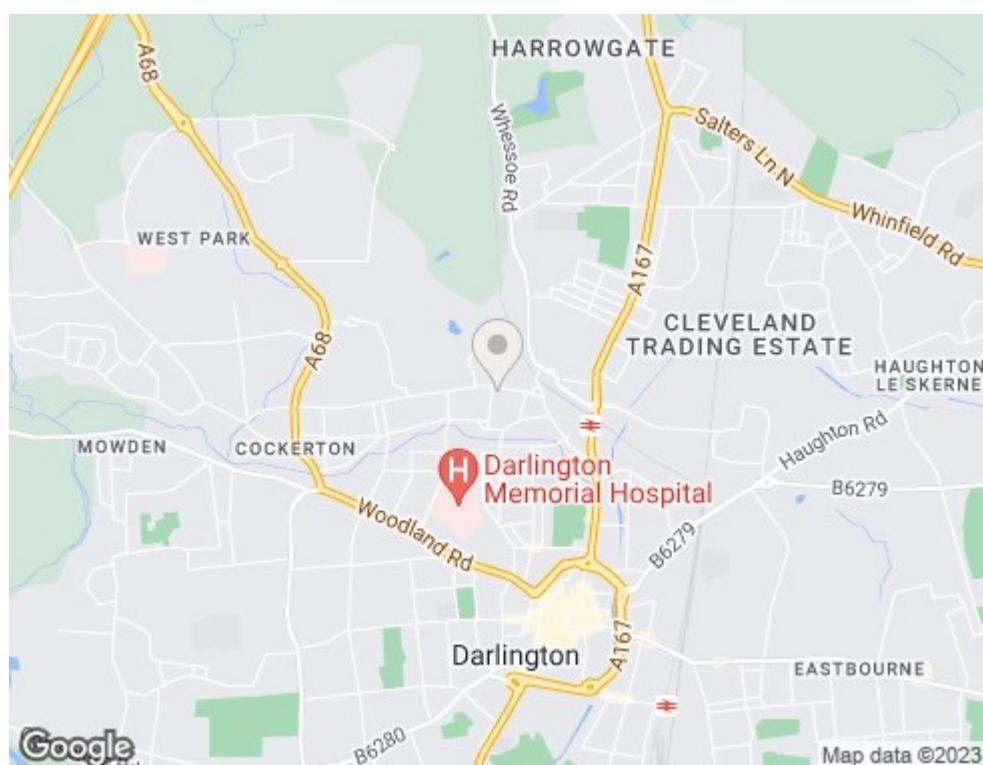
### BATHROOM/W.C

### FRONT ELEVATION

### REAR YARD



## Chandos Street, Darlington, DL3 6QU



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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

# Chandos Street

Approximate Gross Internal Area

603 sq ft - 56 sq m



#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Robinsons Tees Valley  
Darlington Sales, DL3 7RX

01325 484440

[darlington@smith-and-friends.co.uk](mailto:darlington@smith-and-friends.co.uk)