



**** ATTENTION ALL INVESTORS ****

**** WALKING DISTANCE TO TOWN CENTRE and RAILWAY STATION ** ** NO ONWARD CHAIN **
**** POPULAR EASTBOURNE AREA ** ** IDEAL INVESTMENT PROPERTY ******

Excellent opportunity to acquire this well priced two bedroom mid terrace property located just off Neasham Road in the ever popular Eastbourne area of Darlington which lies within easy reach of local shops, amenities and the A1(M) and A66.

There is well appointed, manageable accommodation with a nice size kitchen diner to the rear, first floor bathroom and two good size bedrooms. It will certainly appeal to a variety of buyers with viewings recommended.

GROUND FLOOR

Useful entrance vestibule, pleasant sized lounge with feature fireplace and a spacious kitchen/diner, ideal for entertaining. The fitted kitchen providing a range of wall and base units with laminate work surfaces incorporating a sink unit, gas hob, electric oven and a wall mounted 'Combi' boiler.

FIRST FLOOR

A landing opening to two bedrooms and a bathroom with three-piece white suite, comprising panelled bath with overhead shower, wash hand basin, w.c. and chrome towel radiator.

EXTERNALLY

Enclosed yard to rear for those warmer months.

Please Note: Council Tax Band A. Freehold basis.
 Robinsons Tees Valley Darlington. Telephone Number 01325 484440 Email Address - darlington@robinsonsteesvalley.co.uk

Falmer Road, Darlington, DL1 4AZ

2 Bedroom - House - Terraced

£75,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: A



Falmer Road, Darlington, DL1 4AZ

ENTRANCE VESTIBULE

LOUNGE

14'2" x 12'11" (4.32m x 3.95m)

KITCHEN/DINER

14'2" 8'5" (4.32m 2.57m)

FIRST FLOOR LANDING

BEDROOM

14'2" 12'11" (4.32m 3.95m)

BEDROOM

8'9" x 11'8" (2.68m x 3.58m)

BATHROOM/W.C.

FRONT ELEVATION

REAR YARD



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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

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Falmer Road

Approximate Gross Internal Area
710 sq ft - 66 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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		72	
(55-68) D			
(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	

Robinsons Tees Valley
Darlington Sales, DL3 7RX
01325 484440
darlington@robinsonsteesvalley.co.uk

www.robinsonsteesvalley.co.uk