



**** TWO BEDROOM MID TERRACE HOUSE ** ** CLOSE TO THE TOWN CENTRE & DENE **
** TWO RECEPTION ROOMS ** ** IN NEED OF IMPROVEMENT ** ** EXCELLENT POTENTIAL ** ** NO ONWARD CHAIN ****

A larger than average two bedroom mid terrace house located on Marshall Street in a popular residential area close to The Denes and within walking distance of Darlington Town Centre with its excellent leisure and shopping facilities.

The property requires improvement and redecoration but offers excellent potential. Suitable for a first time buyer or ideal for a landlord/ investor looking for a buy to let property.

With the benefit of gas central heating and upvc double glazing the accommodation briefly comprises: Entrance Hall with staircase to the first floor, Lounge with bay window, separate Dining Room, fitted Kitchen, Landing, two Bedrooms and Bathroom/ wc with a white suite. Externally there is an enclosed yard to the rear.

Marshall Street, Darlington, DL3 6NW

2 Bedroom - House - Mid Terrace

£65,000

EPC Rating: C

Tenure: Freehold

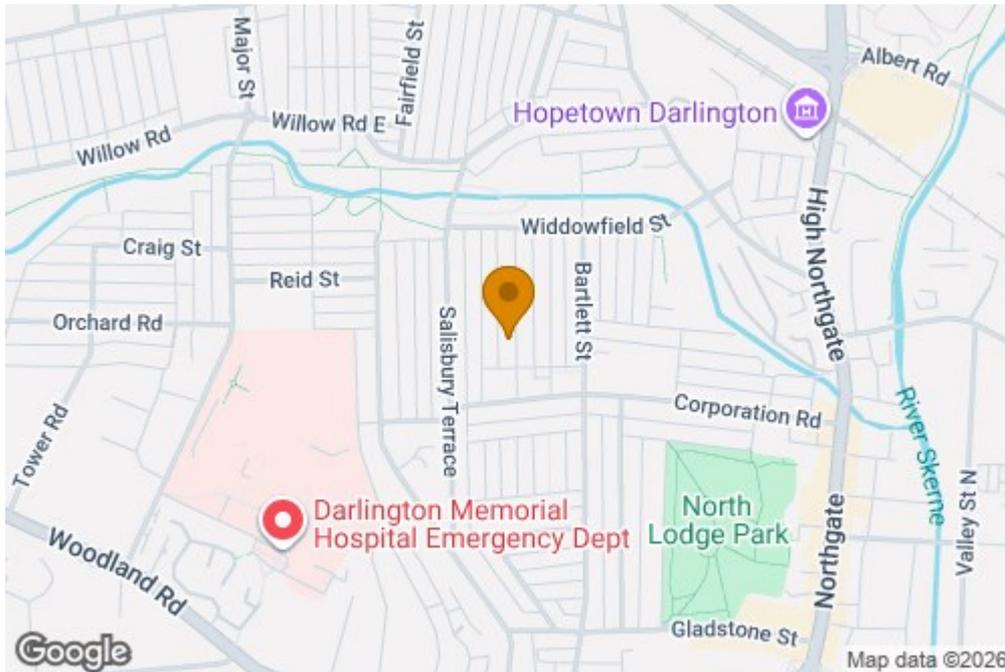
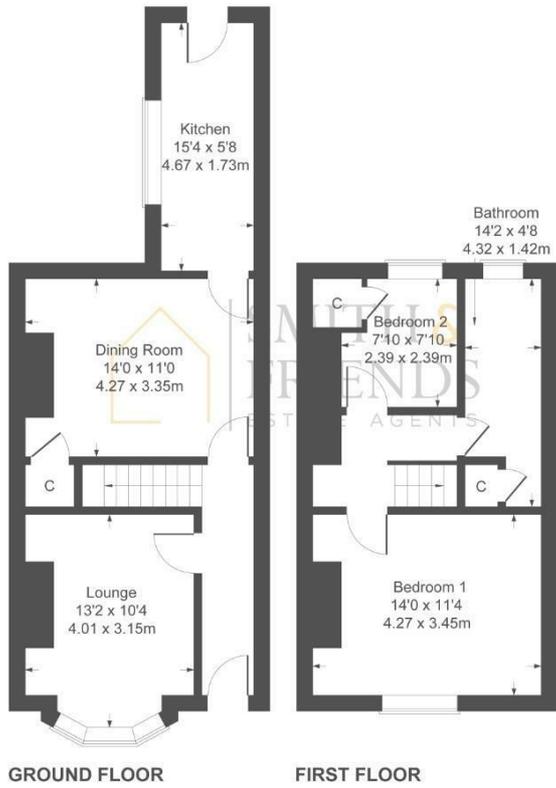
Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Marshall Street, Darlington, DL3 6NW

Marshall Street
Approximate Gross Internal Area
822 sq ft - 76 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	72	81
(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	