



**** TWO BEDROOM END TERRACE ** ** MODERN KITCHEN and BATHROOM ** ** OFF STREET PARKING **
** SOLAR PANELS ** ** GOOD TRANSPORT LINKS ****

We have pleasure in bringing this beautifully presented two bedroom property to the market. The property, which benefits from having uPVC double glazing and gas central heating is situated on a generous plot with off street parking. Additionally the property also benefits from solar panels which are currently leased. The town centre is within easy reach and there are good transport links to the A1(M), A66 and railway station. In our opinion, the property would be ideally suited to a first time buyer, smaller family or would make an ideal investment opportunity.

Tees Drive, Darlington, DL1 5AU

2 Bed - House - End Terrace

Offers Over £90,000

EPC Rating C

COUNCIL TAX BAND A

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Tees Drive, Darlington, DL1 5AU

Description

GROUND FLOOR

Entrance hall with under stairs storage cupboard which leads directly to the lounge, kitchen and stairs to the first floor. The spacious dual aspect lounge is flooded with light and overlooks the garden to the rear. The well proportioned dual aspect kitchen has a range of wall and base units with stainless steel sink unit, breakfast bar, space for a fridge freezer, cooker and washing machine. There is also laminate flooring and spot lights. Additionally a door leads to the rear garden.

FIRST FLOOR

A landing area with storage cupboard, loft access and a further storage cupboard housing the combination boiler. There are two well proportioned light and bright double bedrooms. The modern well appointed bathroom comprises of a bath with overhead electric shower, wash hand basin with storage and part tiled walls. There is a separate light and airy w.c.

EXTERNALLY

The enclosed rear garden wraps around the side of the property and features a large patio area with pergola. It is gravelled for easy maintenance and features railway sleepers. There is a large brick built store and a side gate leading to the front of the property and a driveway.

Please Note: Council tax Band A. Freehold basis.

ENTRANCE HALL

LOUNGE

10'x18'4 (3.05mx5.59m)

KITCHEN

9'6x12'2 (2.90mx3.71m)

FIRST FLOOR LANDING

BEDROOM

9'4x14'1 (2.84mx4.29m)

BEDROOM

8'6x14' (2.59mx4.27m)

BATHROOM/W.C.

4'4x5'5 (1.32mx1.65m)

FRONT EXTERNAL

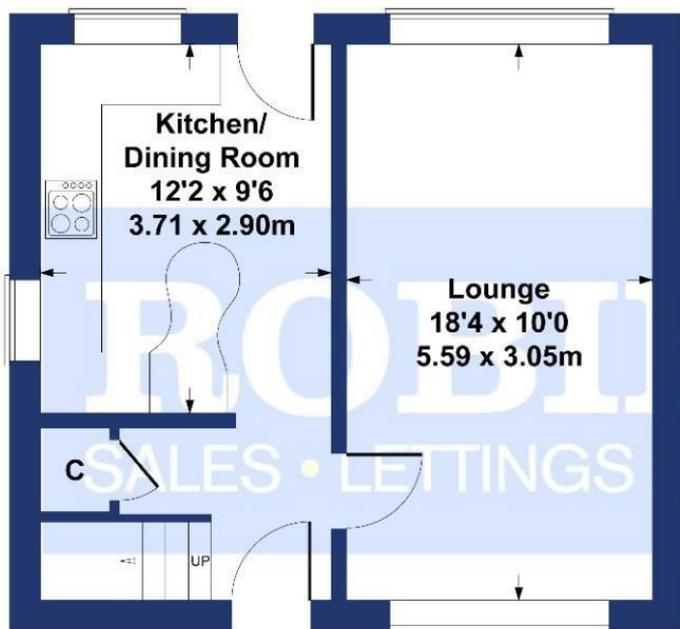
REAR GARDEN



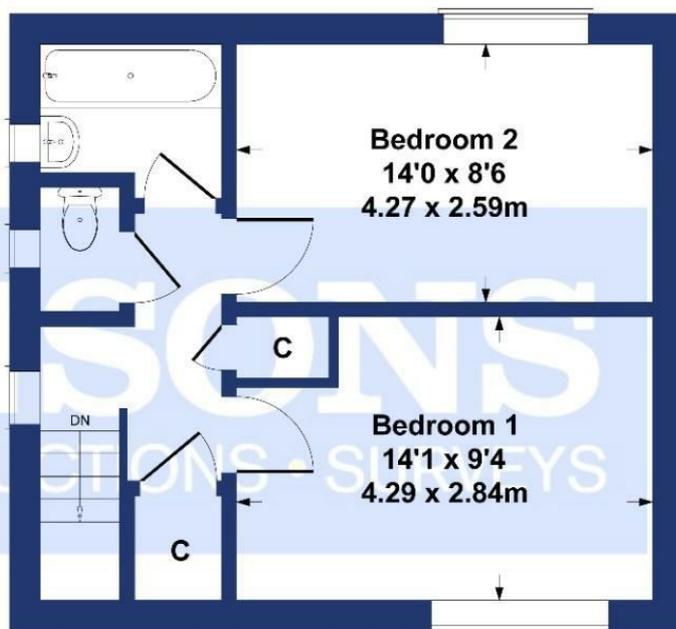


Tees Drive

Approximate Gross Internal Area
733 sq ft - 68 sq m



GROUND FLOOR



FIRST FLOOR

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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