

Westmoreland Street, Darlington, DL3 0NX.
Offers in the region of £85,000

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'The Art of Property'



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Offers in the region of £85,000

Council Tax Band: A

An excellent opportunity for first-time buyers and investors, this deceptively spacious two-bedroom end terrace property is situated in this extremely convenient area of Darlington, just off North Road. The property is located within easy reach of a range of local shops, amenities, schooling, Darlington town centre and excellent transport links, including the A1(M) & A66.

The accommodation briefly comprises an entrance hallway leading to two separate reception rooms, providing versatile living and entertaining space, together with a galley-style kitchen, rear lobby and ground floor bathroom.

To the first floor are two well-proportioned bedrooms, with the principal bedroom benefiting from an ensuite shower room.

Externally, the property enjoys a favourable south-facing rear yard, providing a pleasant space to relax. Further benefits include uPVC double glazing, gas central heating and the property is offered to the market with no onward chain.

An ideal opportunity for those looking for a spacious investment in a well-connected and popular location.

Please note:

Council tax Band - A

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering

checks conducted by Estates, in compliance with HMRC regulations.

Estates 'The Art of Property'

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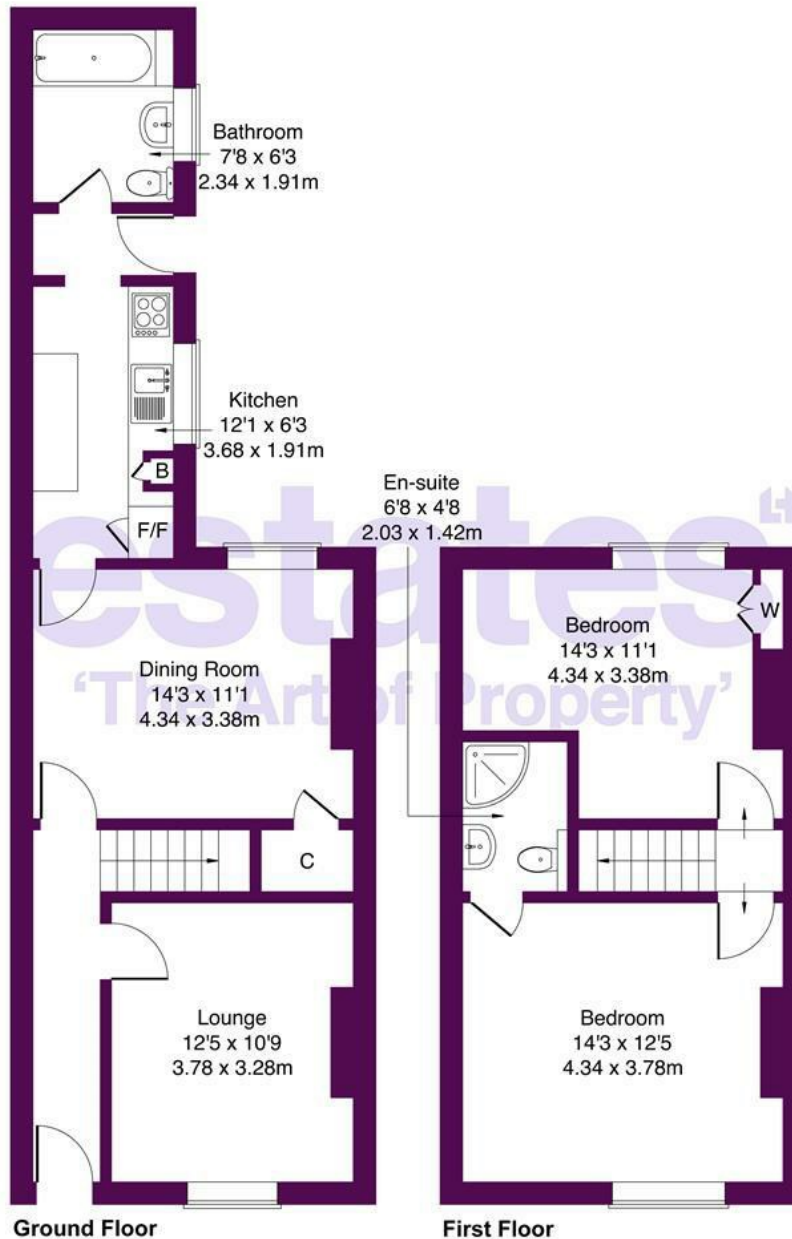
Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



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Approximate Gross Internal Area: (927 sq ft - 86 sq m.)



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