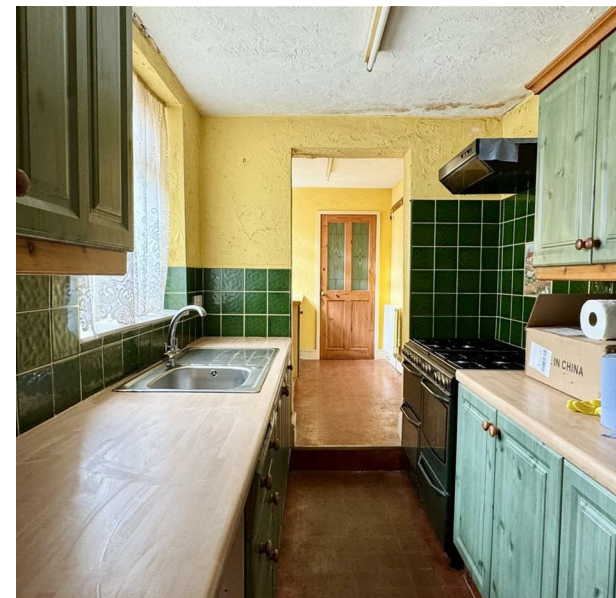


Mayfair Road, Darlington, DL1 3AQ
Offers in the region of £50,000

estates⁴
'The Art of Property'



Mayfair Road, Darlington, DL1 3AQ

Offers in the region of £50,000

Council Tax Band: A

*** ATTENTION ALL INVESTORS *** Have you ever dreamed of owning a property in Mayfair (Road)? Well, here's your chance! Mayfair Road, Darlington is a deceptively spacious mid-terrace property in need of full refurbishment, offering great potential. It presents an excellent opportunity for those seeking a project to transform a property into a home.

There are two good size reception rooms, and a galley-style kitchen, complimented by a useful utility room and ground floor WC, which enhance the functionality. There are two generously sized double bedrooms, and a first floor bathroom, to add convenience of the layout (bathroom accessible from the second bedroom).

The house is equipped with UPVC double-glazed windows, wooden front and back doors, and gas central heating (EPC rating:D). In our opinion there is also potential to reconfigure the layout from a two-bedroom to a three-bedroom home to suit your needs, subject to the relevant consent and building regulations.

Situated in a convenient location, this property is close to local shops, schools, and transport links to the A1(M) & A66 making it an ideal choice for families. With no onward chain, this home is ready for a new owner to breathe life into it and create a wonderful living space.

Please note:

Council tax Band - A

Tenure - Freehold

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

Property for sale is Marfair Road, Darlington, DL1 3AQ, not Mayfair district, London.

Estates 'The Art of Property'
Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

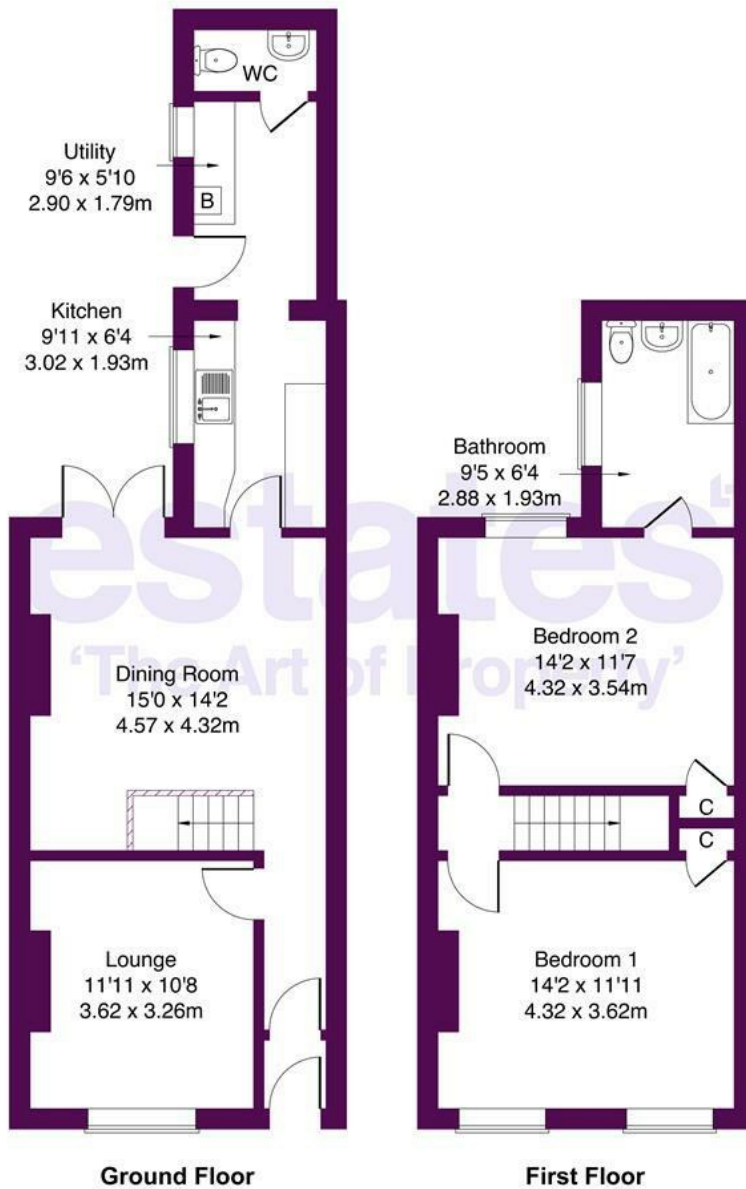
Disclaimer:

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.



Mayfair Road, Darlington, DL1 3AQ

Approximate Gross Internal Area: (990 sq ft - 92 sq m.)



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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County Durham
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<https://estates-theartofproperty.co.uk/>

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 77 |
| (55-68) D | | 59 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |