



**** ATTENTION ALL INVESTORS ****

**** TWO DOUBLE BEDROOMS ** ** TWO RECEPTION ROOMS **
** POPULAR LOCATION ****

Located just off North Road this home provides specialist yet manageable accommodation which has gone through a recent redecoration scheme, this property will appeal to a variety of buyers including a first time buyer, small family or as an investment opportunity.

In our opinion are home has been well priced in today's market and benefits from uPVC double glazed windows, gas central heating and is brought to the market with no onward chain.

Please Note: Council tax band A. Freehold basis. EPC Band D
Please contact Smith & Friends Estate Agents in Darlington to arrange a viewing.

Cumberland Street, Darlington, DL3 0LZ

2 Bed - House - Mid Terrace

Offers In The Region Of £70,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Cumberland Street, Darlington, DL3 0LZ



GROUND FLOOR

Entrance vestibule, lounge to the front, separate dining room, ideal for entertaining, leading to a kitchen, providing a range of wall and base units with laminate work surfaces. Through the kitchen you reach a rear lobby housing a wall mounted Combi boiler. The ground floor bathroom follows with a white suite comprise panelled bath, wash hand basin and w.c.

FIRST FLOOR

Small landing leads to the two double bedrooms

Externally

Enclosed yard to rear with outside water tap.

ENTRANCE VESTIBULE

LOUNGE

13'1" x 9'10" (3.99 x 3.01)

DINING ROOM

13'1" x 11'0" (3.99 x 3.37)

KITCHEN

10'3" x 5'10" (3.13 x 1.79)

REAR LOBBY

BATHROOM/W.C

6'5" x 6'1" (1.97 x 1.86)

FIRST FLOOR

BEDROOM

13'1" x 9'10" (3.99 x 3.01)

BEDROOM

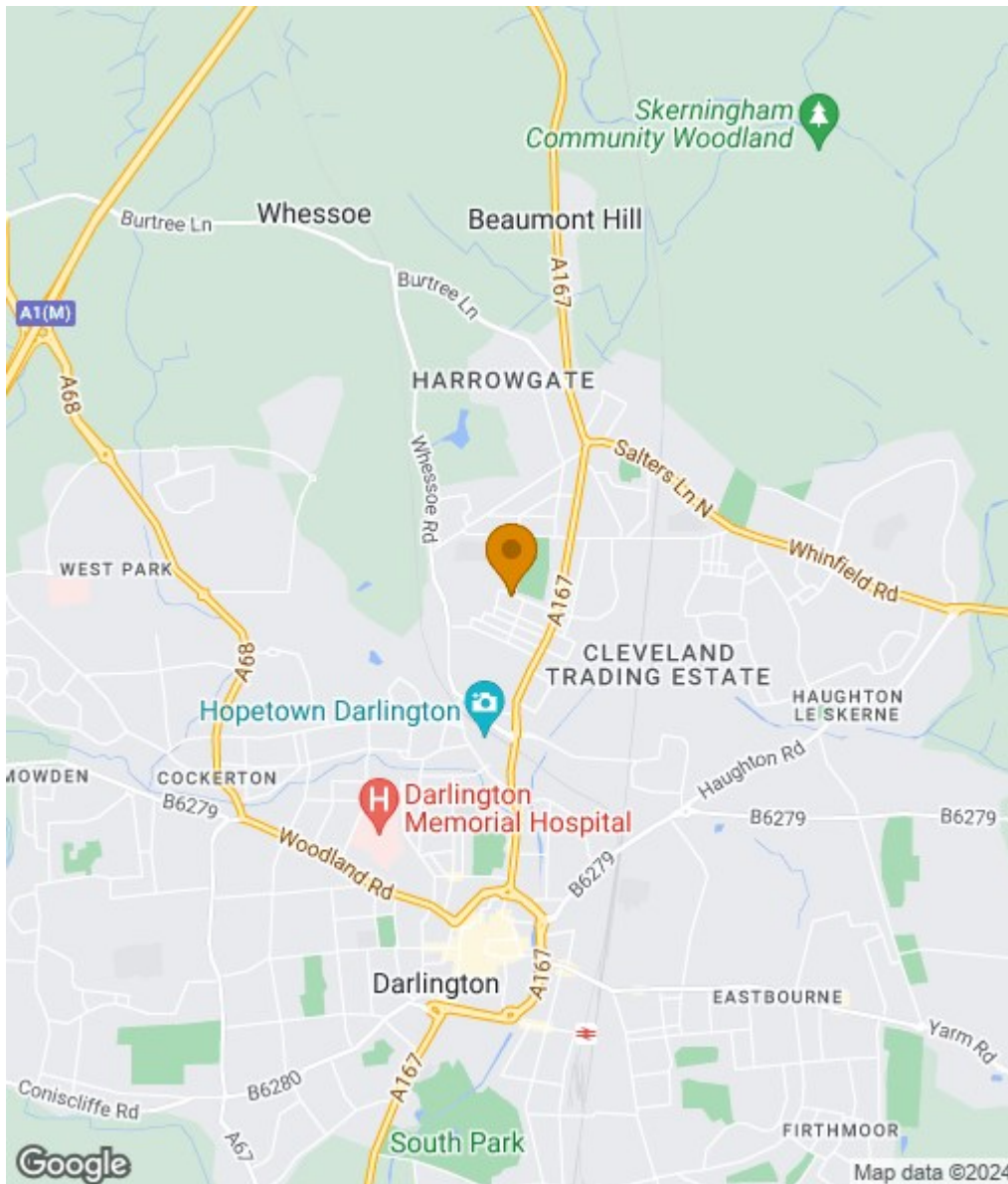
13'1" x 11'0" (3.99 x 3.37)

REAR YARD

FRONT EXTERNAL



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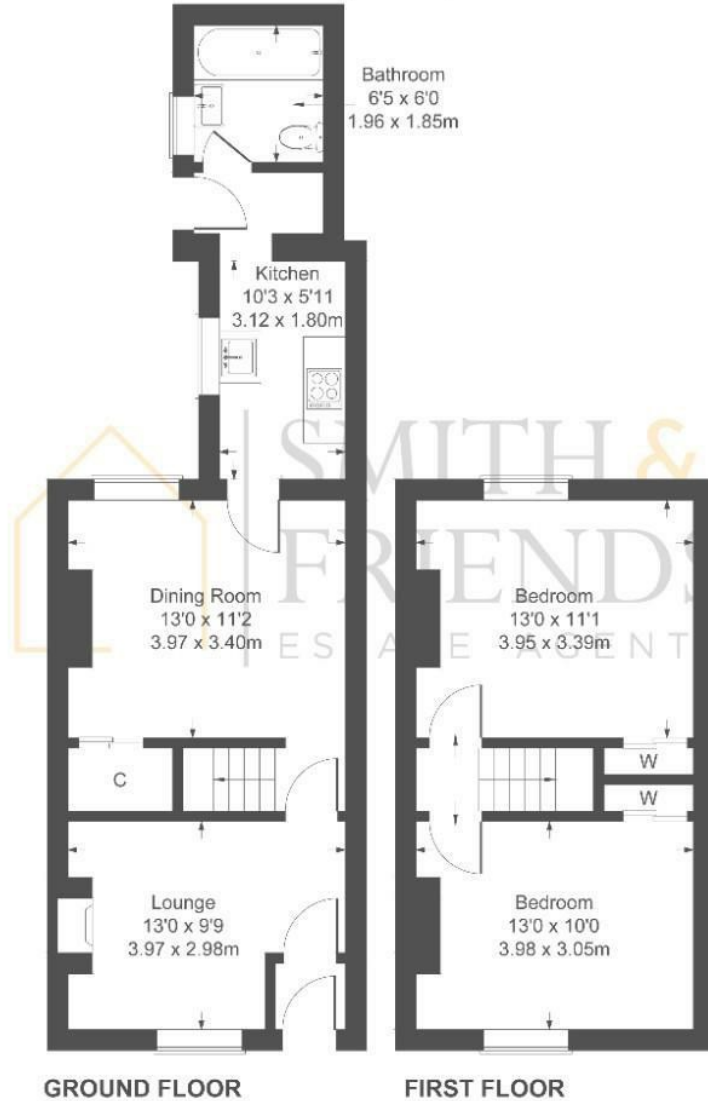


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Cumberland Street

Approximate Gross Internal Area
775 sq ft - 72 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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 Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents 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			76
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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