



****POPULAR LOCATION** **TWO RECEPTION ROOMS** **NO ONWARD CHAIN** **IDEAL INVESTMENT OPPORTUNITY** **CLOSE TO LOCAL AMENITIES****

We are pleased to offer for sale this two bed property situated in the ever popular Denes area of Darlington the property. Requiring some modernisation, the property lies close to local amenities and within easy reach of good transport links to the A1(M) and A66.

In brief the accommodation comprises of an entrance vestibule, lounge, dining room, kitchen, two bedrooms and a bathroom.

Please Note: EPC Band D. Council Tax Band A. Freehold basis
Please contact Smith and Friends, Darlington to arrange a viewing.

Beaconsfield Street, Darlington, DL3 6ER

2 Bed - House - Terraced

£70,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Beaconsfield Street, Darlington, DL3 6ER



Entrance vestibule

Lounge

13'5" x 12'2" (4.11 x 3.72)

Dining room

13'5" x 10'0" (4.11 x 3.06)

Kitchen

16'7" x 5'11" (5.06 x 1.81)

Bedroom 1

13'6" x 12'2" (4.14 x 3.71)

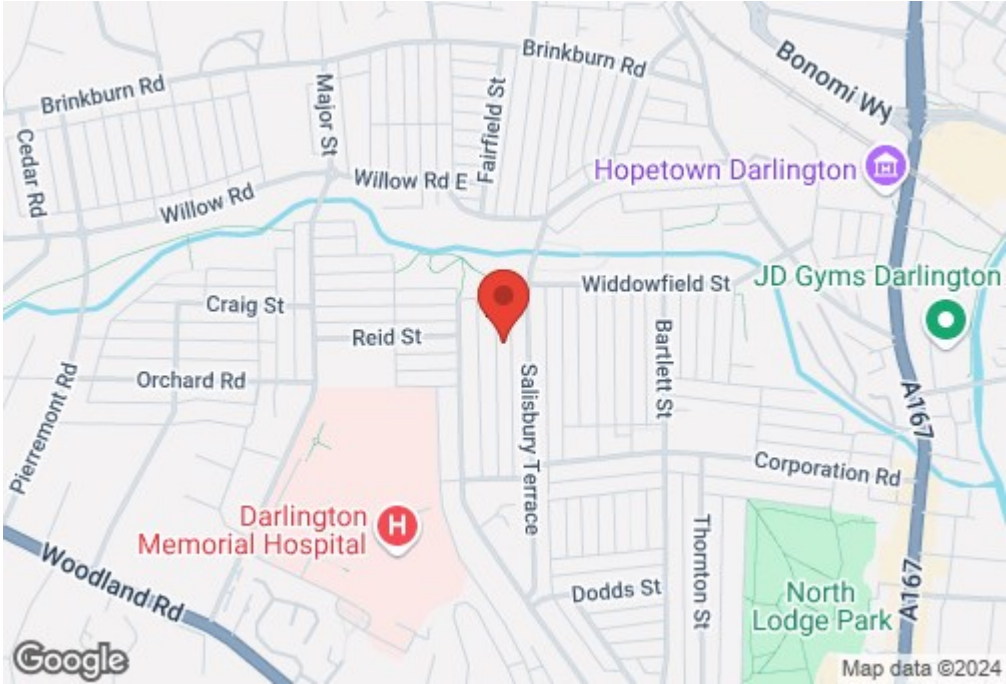
Bedroom 2

7'7" x 10'1" (2.32 x 3.08)

Bathroom

5'6" x 4'1" (1.69 x 1.25)

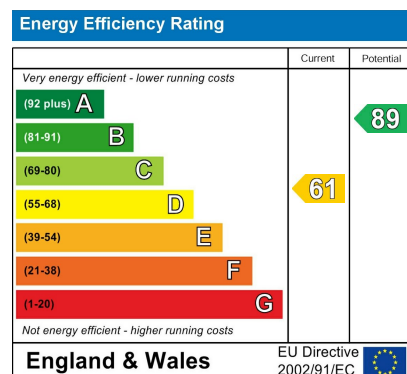
Beaconsfield Street, Darlington, DL3 6ER



www.smith-and-friends.co.uk

Beaconsfield Street, Darlington, DL3 6ER

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.



7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

