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Marshall Street  
Darlington, DL3 6NN

**Offers in the region of £80,000**

House - Terraced  
2 Bedroom/s  
1 Bathroom/s

Located in the popular Denes area of Darlington within close proximity to Sainsbury's local, perfect for convenience. Also having the beautiful Denes park area close by. This two bedroom terraced home has two reception rooms and a first floor bathroom suited for the owner occupier or indeed those wishing to add to their rental portfolio. The internal layout comprises entrance hallway, two reception rooms, kitchen to the rear, two first floor bedrooms and bathroom.





- DENES AREA OF DARLINGTON
- CLOSE TO LOCAL SHOP
- NEW BOILER FITTED IN DECEMBER 2023
- ENCLOSED REAR YARD
- TWO RECEPTION ROOMS
- FIRST FLOOR BATHROOM

**GENERAL INFORMATION:**

Tenure: Freehold

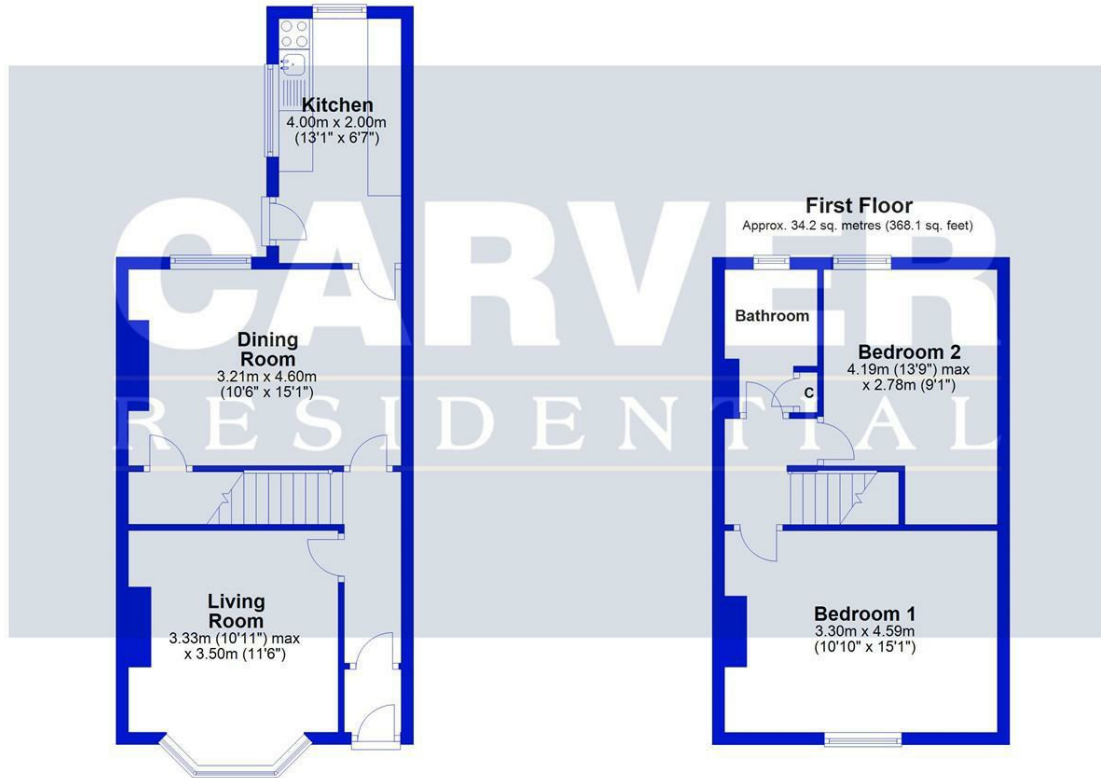
Services: Gas central heating (new boiler installed December 2023), mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

### Ground Floor

Approx. 40.1 sq. metres (431.8 sq. feet)



Total area: approx. 74.3 sq. metres (799.9 sq. feet)

For identification purposes only. Not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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