

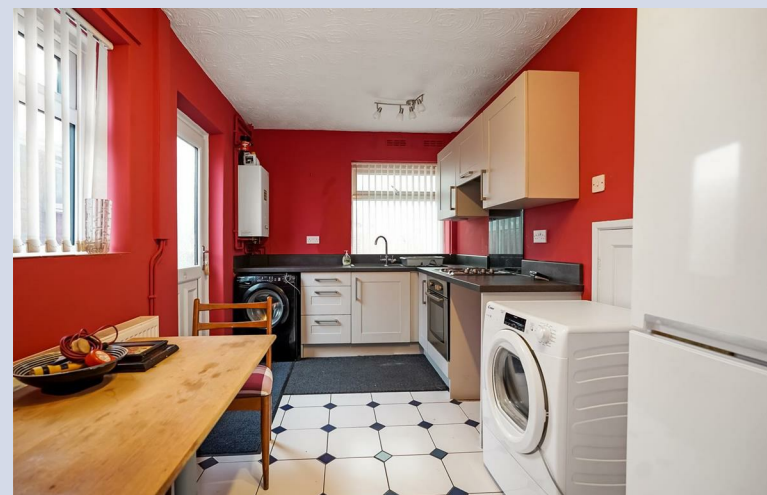




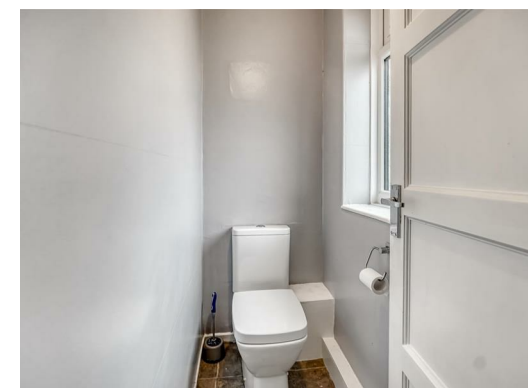
Welcome to Belford Gardens, Darlington - a charming semi detached house nestled in the sought-after Springfield area. This delightful property boasts 1 reception room, 2 cosy bedrooms, and a well-appointed bathroom, making it an ideal choice for first-time buyers or savvy investors.

One of the standout features of this lovely home is the ample parking space available for up to 3 vehicles, including off-street parking and a garage - For those who love outdoor living, the fenced garden at the rear of the property provides a private oasis to relax and unwind. Additionally, a large walled garden to the side / rear, a rare find in this bustling neighbourhood.

Whether you're looking to take your first step onto the property ladder or seeking a lucrative investment opportunity, this property offers both comfort and potential. Don't miss out on the chance to make this house your home in the heart of Darlington's vibrant community.







- Fantastic First time buyer or Investor Property
- Off street parking
- Rear garden plus extra garden to side / rear
- Garage

**GENERAL INFORMATION:**

Tenure: Freehold

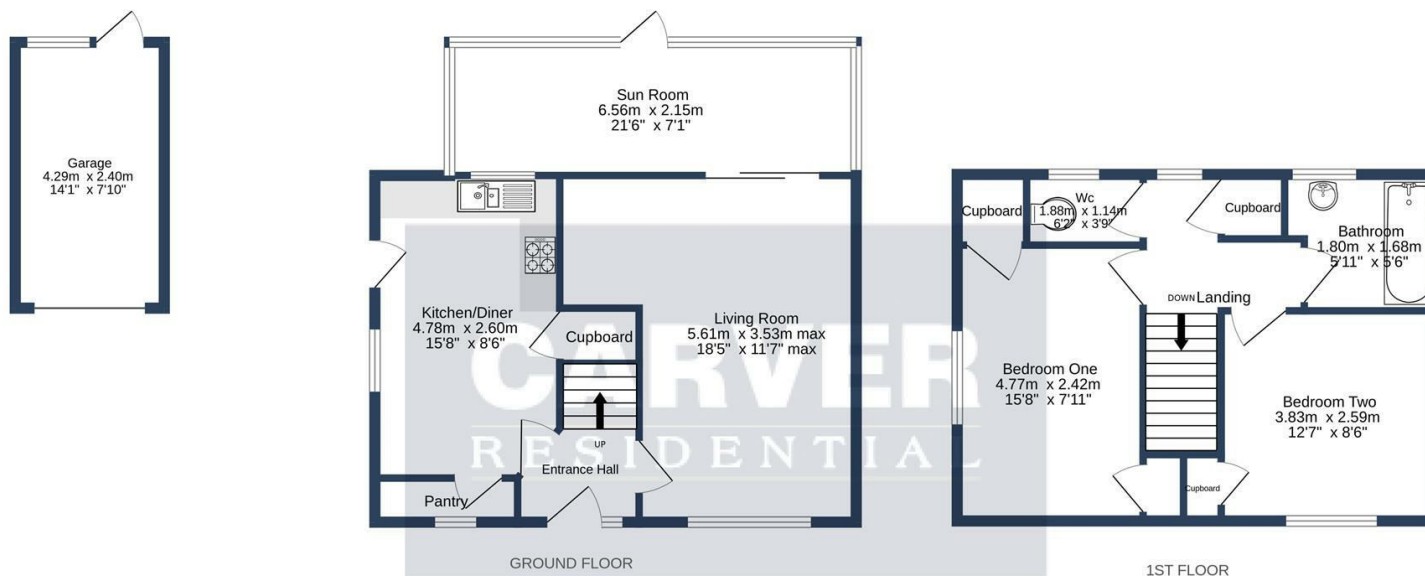
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

Extra garden to the side/rear.





BELFORD GARDENS, DARLINGTON. DL1 2QN.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	<div>Current</div> <div>Potential</div> <div>70</div> <div>85</div>
(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

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