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Belvedere Road  
Darlington, DL1 5EW  
**Price £110,000**

House - Terraced  
2 Bedroom/s  
1 Bathroom/s



Nestled on the charming Belvedere Road in Darlington, this impressive terraced house offers a delightful blend of character and modern convenience. This older-style home is deceptively spacious, providing a comfortable and inviting atmosphere that is ready for you to move into without delay.

Upon entering, you will find a welcoming hallway, two generously sized reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The refitted kitchen is equipped with essential cooking appliances, making meal preparation a pleasure. The property boasts two double bedrooms, ensuring ample space for relaxation and rest. The refitted bathroom, complete with a WC, adds a touch of modernity to this lovely home, also having useful shelving.

Step outside to discover an enclosed private courtyard, an ideal spot for enjoying the fresh air or hosting outdoor gatherings. The location is particularly advantageous, as it is within walking distance to the train station, providing excellent transport links, and the vibrant town centre, where you can explore a variety of shops, cafes, and amenities. Offered for sale with NO ONWARD CHAIN.





- NO ONWARD CHAIN
- POPULAR RESIDENTIAL LOCATION
- TWO WELL APPOINTED RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- COMBINATION BOILER REFITTED IN 2024

- IMPRESSIVE PROPERTY
- WALKING DISTANCE TO THE VIBRANT TOWN CENTER & MINUTES FROM THE TRAIN STATION
- REFITTED KITCHEN WITH INTEGRATED DISHWASHER
- FIRST FLOOR REFITTED BATHROOM/WC
- INTERNAL VIEWING WILL IMPRESS THE DISCERNING BUYER

#### GENERAL INFORMATION

Tenure: Freehold

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

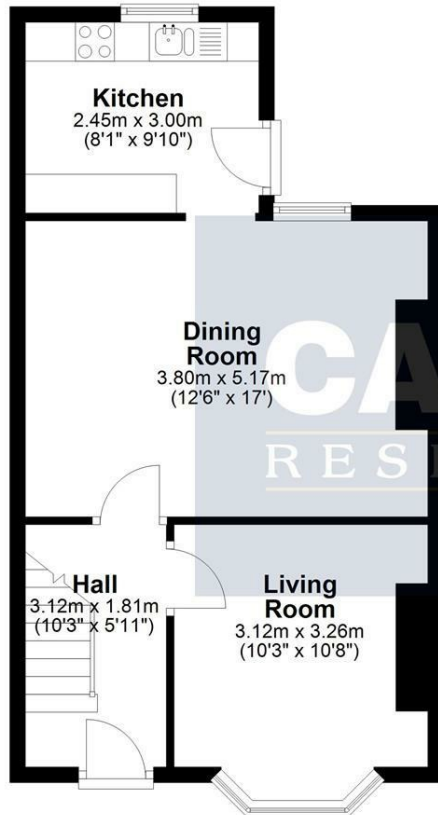
Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)



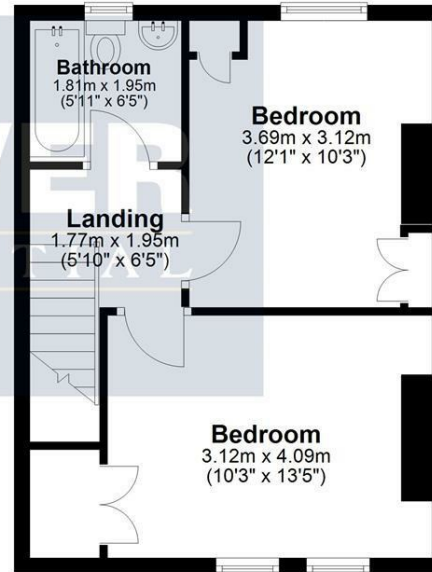
## Ground Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



## First Floor

Approx. 35.7 sq. metres (384.4 sq. feet)



Total area: approx. 79.9 sq. metres (860.2 sq. feet)

41 Belvedere Road, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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