





Welcome to this competitively priced semi-detached house which is in need of some decorating. Located in the sought-after Kingsbury Mews, area of town close to the popular South Park. This modern property offers a fantastic opportunity for a variety of buyers, with a little TLC could be your forever home.

Upon entering, you will find a reception hall, The ground floor also features a convenient cloakroom/WC, enhancing the practicality of the home. a spacious living room and a kitchen/diner. To the first floor , you will discover three well-proportioned bedrooms, each offering a comfortable retreat. The family bathroom is also located on this level, providing essential amenities for daily living.

Externally, the property boasts mature and established gardens, which offer a delightful outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, a driveway provides off-road parking, ensuring convenience for you and your guests.

While the property requires some decoration, it presents a wonderful opportunity to personalise your new home to your taste. With its desirable location and potential, and also no onward chain.







- POPULAR LOCATION
- WALKING DISTANCE TO THE TRAIN STATION & THE TOWN CENTRE
- THREE BEDROOMS
- COMPETETIVELY PRICED TO REFLECT DECORATION REQUIRED
- SUITED TO A VARIETY OF BUYERS
- DRIVE AND MATURE, ESTABLISHED GARDENS
- NO ONWARD CHAIN
- GROUND FLOOR CLOAKS/WC

#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

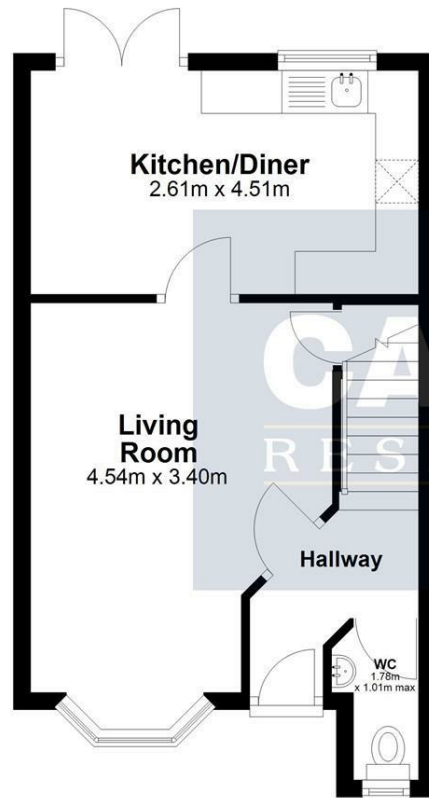
Local Authority: Darlington Borough Council (Tax Banding B )

#### Buyers Identification Checks

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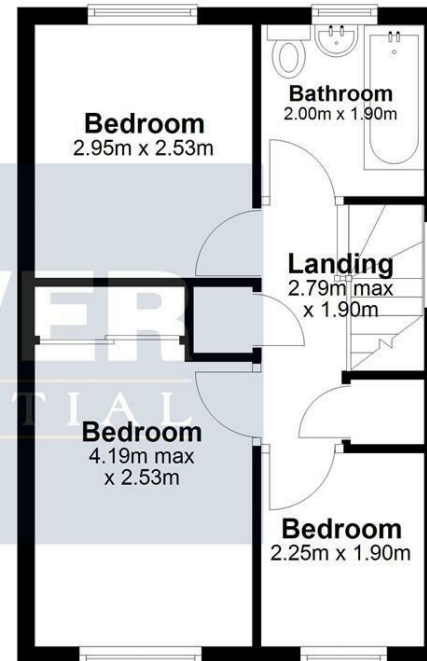
## Ground Floor

Approx. 33.6 sq. metres



## First Floor

Approx. 32.7 sq. metres



Total area: approx. 66.4 sq. metres  
**14 Kingsbury Mews, Darlington**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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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MAB 6202



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