





Looking for a property you can capitalise on?

Take a look at this fantastic opportunity on Neasham road Darlington!

A superb 3 bedroom semi detached property with a LARGE rear garden, just waiting for someone to roll their sleeves up and realise it's potential.

The property is perfectly livable, just in need of modernisation.

On the ground floor, 2 spacious reception rooms and kitchen, and on the top floor 3 good bedrooms and bathroom with large walk in shower.

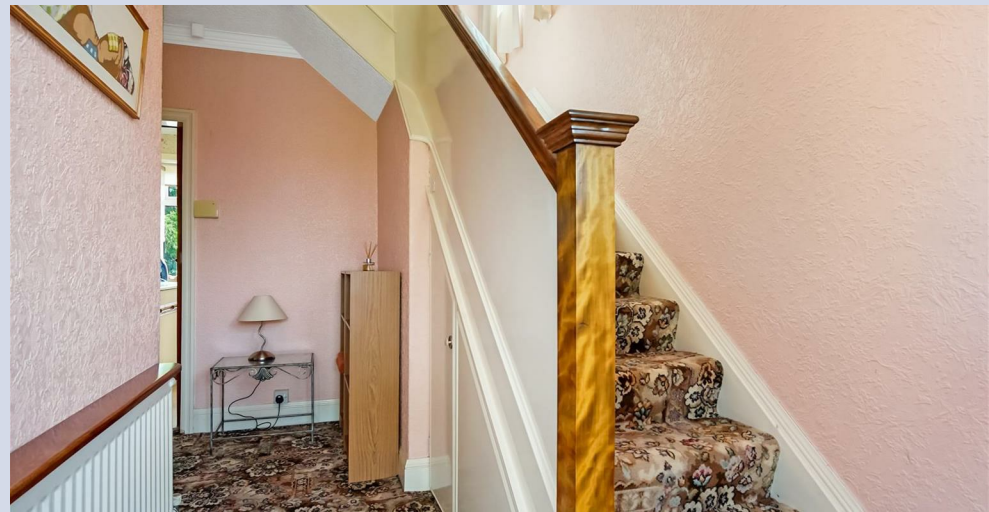
There is ample off street parking to the front of the property and a garage to the rear, accessed through the double wooden gates and car port.

To the rear, a fantastic garden, just a little overgrown currently, goes back farther than you think!!

So come on, don't let this opportunity pass... Roll your sleeves up and get cracking!







- 3 Bedroom Semi Detached property
- HUGE garden to the rear
- Off street parking to the front
- Fantastic solid home, ready for someone to capitalise on
- Single garage and carport to the side
- Family bathroom with large walk in shower

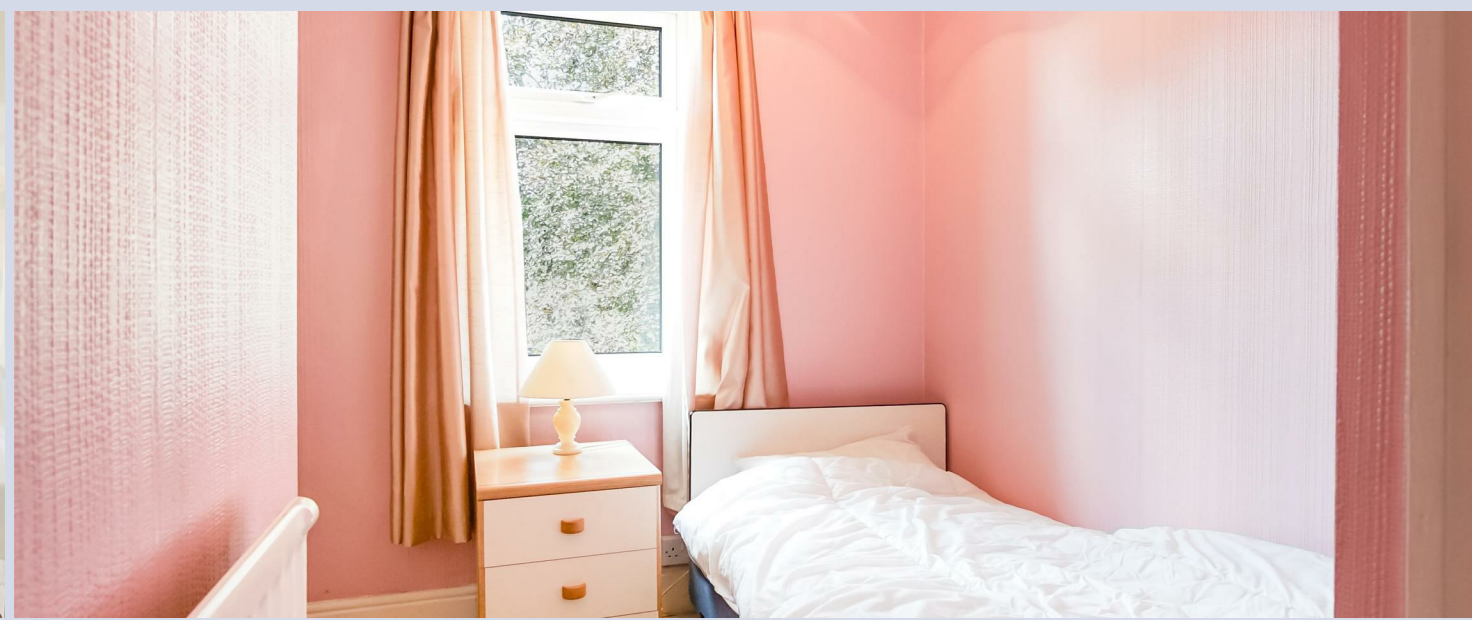
#### GENERAL INFORMATION:

Tenure: Freehold

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

Local Authority: Darlington Borough Council (Tax Banding B)



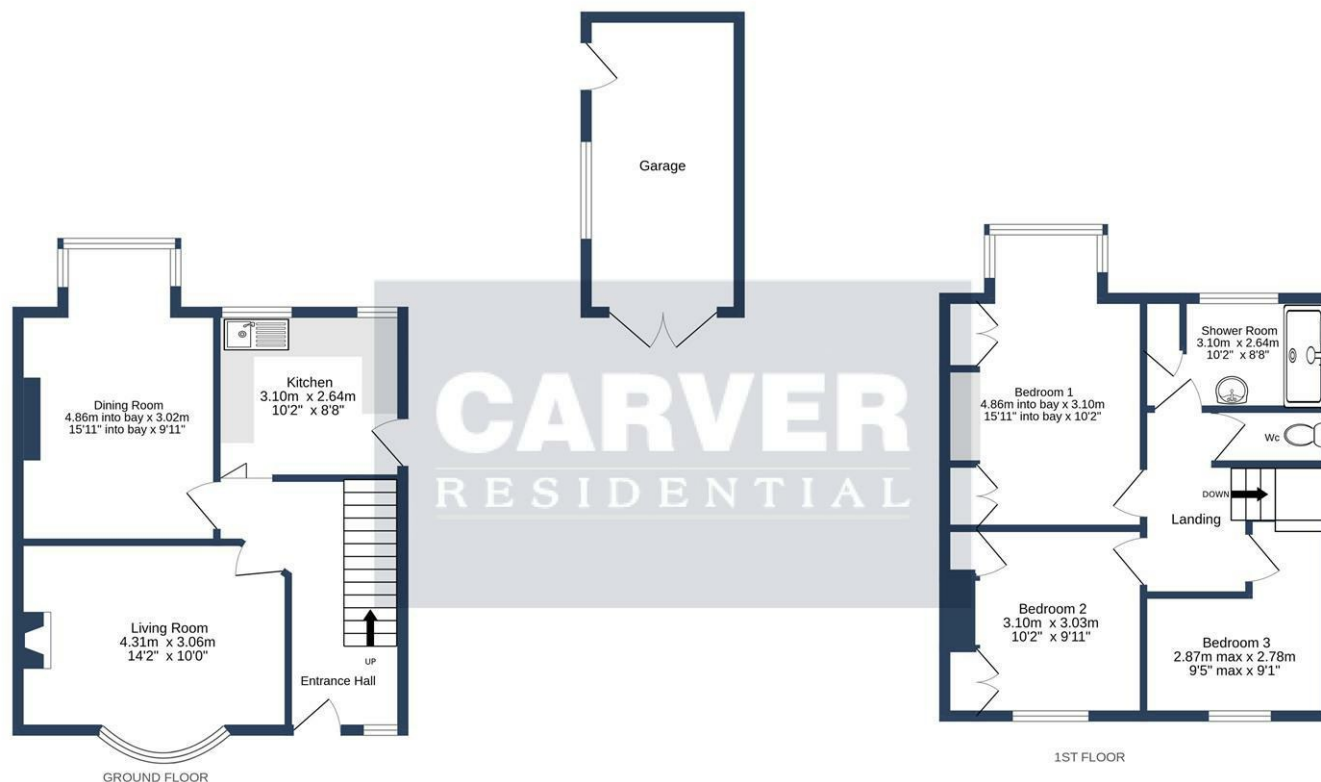












NEASHAM ROAD, DARLINGTON. DL1 4DJ.

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
101-120 kWh/m <sup>2</sup> A		83
81-100 kWh/m <sup>2</sup> B		
61-80 kWh/m <sup>2</sup> C		
41-60 kWh/m <sup>2</sup> D		65
21-40 kWh/m <sup>2</sup> E		
1-20 kWh/m <sup>2</sup> F		
0 kWh/m <sup>2</sup> G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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