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Brunton Street  
Darlington, DL1 4EL

**£650 Per calendar month**

House - Terraced  
2 Bedroom/s  
1 Bathroom/s

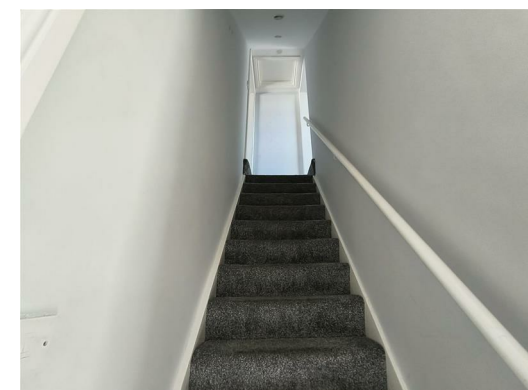


A recently upgraded 2 bedroom property situated within the popular Eastbourne area of town, well placed for shops, schools the train station is literally within minutes walking distance perfect for the commuter. This is a home which will appeal to a variety of residents. Viewing will reveal an entrance vestibule, well appointed living room with feature fireplace, the kitchen/diner is fitted with a range of units and integrated cooking appliances, also having useful under stair storage area. To the first floor is a landing TWO good sized bedrooms and first floor bathroom/WC with white suite and overhead shower. To the rear is an enclosed SOUTH FACING courtyard perfect to enjoy the summer sun.

Council Tax: A  
EPC: D







- SOUGHT AFTER LOCATION
- STYLISH READY TO MOVE INTO
- FITTED KITCHEN WITH INTERGRATED APPLIANCES
- SOUTH FACING REAR COURTYARD
- GCH/& UPVC D/G
- WALKING DISTANCE TO THE TRAIN STATION
- FIRST FLOOR BATHROOM/WC
- TWO GOOD SIZED BEDROOMS
- EARLY VIEWING WILL IMPRESS
- WALKING DISTANCE TO PARK AND SCHOOLS

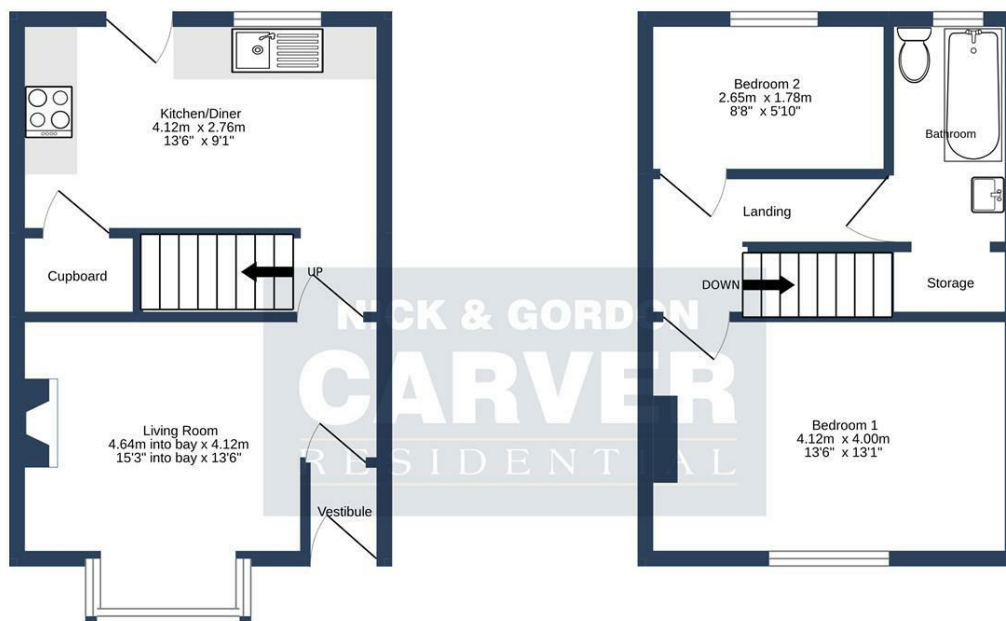
### GENERAL INFORMATION

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

PVC Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)





GROUND FLOOR  
26.9 sq.m. (289 sq.ft.) approx.

1ST FLOOR  
25.9 sq.m. (278 sq.ft.) approx.

BRUNTON STREET, DARLINGTON. DL1 4EL.

TOTAL FLOOR AREA: 52.7 sq.m. (568 sq.ft.) approx.

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 shown 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		
(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

78

59

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MAB 6202



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**14 Duke Street, Darlington**  
Co Durham, DL3 7AA  
01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

**63 Dalton Way, Newton Aycliffe**  
Co Durham DL5 4NB  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

**41 Market Place, Richmond**  
North Yorkshire, DL10 4QL  
01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

**219 High Street, Northallerton**  
North Yorkshire DL7 8LW  
01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)