



Herbert Street, Darlington, DL1 5DP



Located in this popular part of Darlington within a 5 minute walk of the town a **TWO BEDROOM MODERNISED TERRACED HOUSE** which would be an ideal home for the needs of a first time purchaser or a small family. The property has been improved with the installation of **GAS CENTRAL HEATING** together with **SEALED UNIT DOUBLE GLAZING**. The property is considered spacious and has a modern fitted kitchen with split level cooking facilities and a bathroom/w.c. to the first floor with a shower. In brief the accommodation comprises: hall, lounge, dining room, kitchen, two bedrooms to the first floor, bathroom/w.c., yard to the rear.

**ASKING PRICE - £64,950**



**ROBINSONS**  
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**HALL:**

With a central heating radiator, double glazed front door and corniced ceiling.

**LOUNGE:** 11'9x11'6 ( 3.58m x 3.51m )

Situated to the front with a double central heating radiator, double glazed window with vertical blinds and corniced ceiling.

**DINING ROOM:** 12'x11'6 ( 3.66m x 3.51m )

Situated to the rear with a double central heating radiator and double glazed window with vertical blinds.

**KITCHEN:** 10'6x5'7 ( 3.20m x 1.70m )

Situated to the rear with a range of wall and floor units with laminate top work surfaces, split level cooking facilities comprising gas hob, oven and cooker hood, plumbing for an automatic washer, double glazed back door and window, central heating radiator and spot lighting.

**FIRST FLOOR LANDING**

**BEDROOM ONE:** 11'9x15'2 ( 3.58m x 4.62m )

Situated to the front with a double glazed window with vertical blinds and double central heating radiator.

**BEDROOM TWO:** 12'x9'5 ( 3.66m x 2.87m )

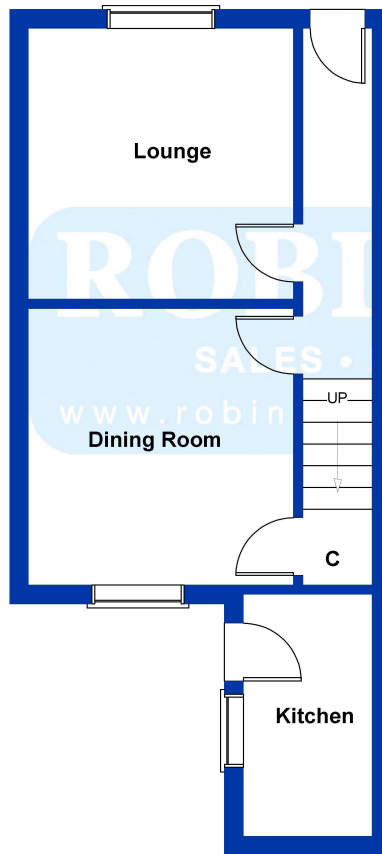
Situated to the rear with a double central heating radiator and double glazed window.

**BATHROOM/W.C.**

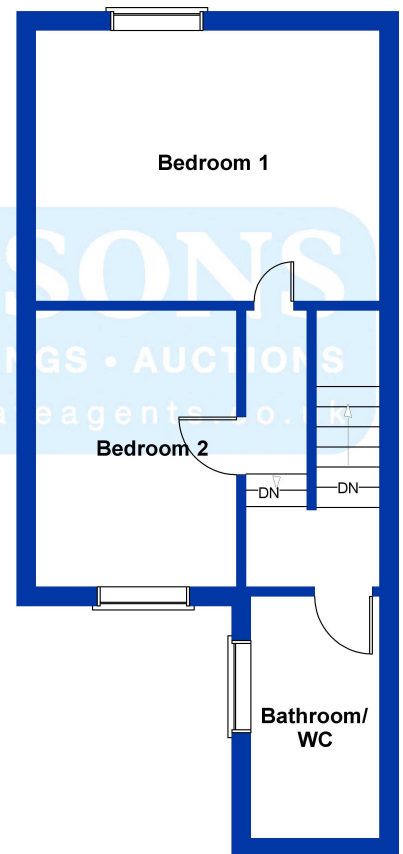
Combined with a panelled bath, pedestal wash hand basin and low level w.c., double central heating radiator, double glazed window, part tiled walls, shower and curtain, cupboard with louvered door, combination gas boiler (providing central heating and domestic hot water).

**OUTSIDE:**

Enclosed yard.



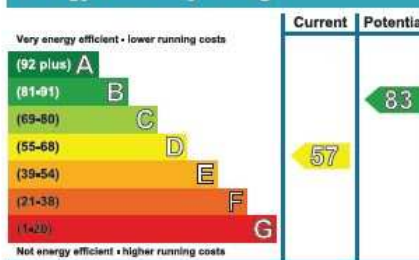
**GROUND FLOOR**



**FIRST FLOOR**

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk

**Energy Efficiency Rating**



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.