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Park Lane

Darlington, DL1 5AF

**Offers over £85,000**

House - Terraced  
2 Bedroom/s  
1 Bathroom/s

Nestled in the heart of Park Lane, Darlington, this terraced house offers a wonderful opportunity for those seeking a new home. In need for improvement works as is reflected within the competitive asking price, however this deceptively spacious home benefits from gas fired central heating and double glazing.

The property's two reception rooms offer versatility and space, allowing for various living arrangements to suit your lifestyle. Conveniently located, this house is ideal for those who value easy access to the train station and the town center. Whether you're commuting to work or exploring the local amenities, this property's location ensures you're always well-connected.

With no onward chain and competitively priced to reflect improvement works, this house presents a fantastic opportunity to create a home tailored to your tastes and preferences. Don't miss out on the chance to make this property your own and enjoy the comforts and convenience it has to offer.





- NO ONWARD CHAIN
- DECEPTIVELY SPACIOUS
- TWO RECEPTION ROOMS
- FRONT FORECOURT
- COMPETETIVELY PRICED TO REFLECT IMPROVEMENT WHICH IS REQUIRED
- WALKING DISTANCE TO THE RAILWAY STATION & THE VIBRANT TOWN CENTRE
- GAS CENTRAL HEATING
- FIRST FLOOR BATHROOM/WC

#### **GENERAL INFORMATION**

Tenure: Freehold

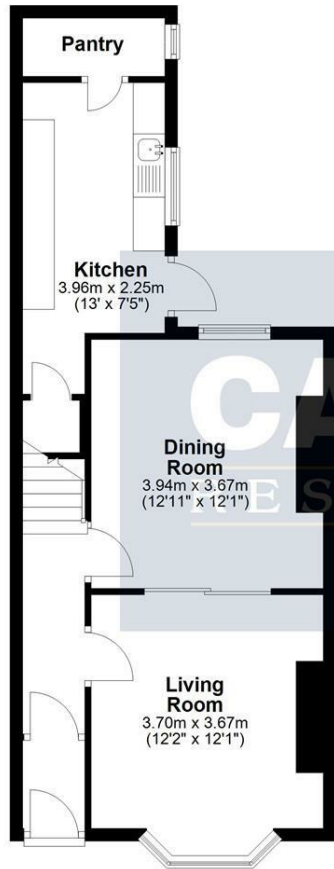
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington(Tax Banding A)

### Ground Floor

Approx. 48.4 sq. metres (521.3 sq. feet)



### First Floor

Approx. 45.9 sq. metres (493.8 sq. feet)



Total area: approx. 94.3 sq. metres (1015.2 sq. feet)  
**87 Park Lane, Darlington**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>77</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</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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