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Corporation Road  
Darlington, DL3 6AJ  
**Offers over £150,000**

House - Terraced  
4 Bedroom/s  
1 Bathroom/s

Welcome to this charming terraced townhouse located on Corporation Road in Darlington! This deceptively spacious property offers a fantastic opportunity for those looking for a new home in a popular location within walking distance to the town center.

Boasting four good-sized bedrooms, this house is perfect for a growing family. With two reception rooms, there is plenty of space to entertain guests or simply relax with your family. The property also features a well-appointed bathroom/WC, ensuring convenience for all residents.

This house is being offered with vacant possession, making it an ideal option for those looking to move in quickly. Its prime location not only provides easy access to the town center but also places you conveniently close to shops, schools, and other amenities, making daily life a breeze.

Don't miss out on the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and envision the possibilities that this wonderful townhouse has to offer for you and your family!





- NO ONWARD CHAIN
- POPULAR DENE AREA LOCATION
- SUITED TO A VARIETY OF BUYERS
- TWO RECEPTION ROOMS
- COMPETITIVELY PRICED

- DECEPTIVELY SPACIOUS
- WALKING DISTANCE TO THE TOWN CENTER
- LARGE HALLWAY
- FOUR BEDROOMS

#### **GENERAL INFORMATION**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington (Tax Banding B)



Total area: approx. 127.7 sq. metres (1374.3 sq. feet)  
52 Corporation Road, Darlington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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