

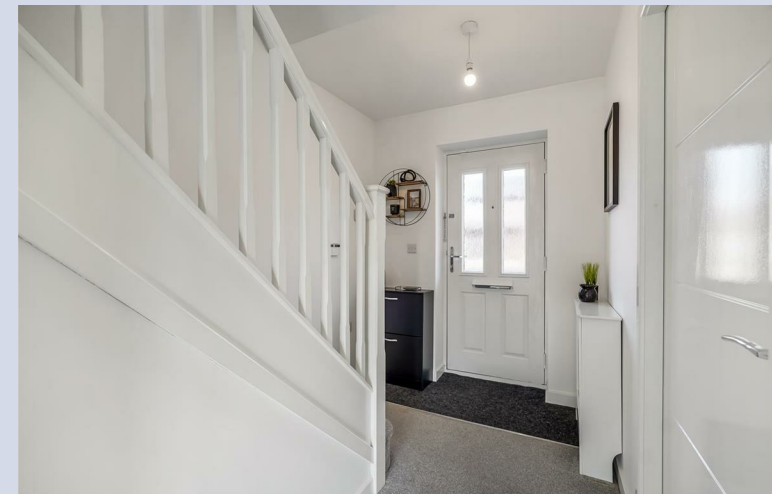


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Browdie Road
Darlington, DL2 2WQ
Price £165,000

House - End Terrace
2 Bedroom/s
2 Bathroom/s

This wonderful, almost new, starter home in the Newton Lane area of Darlington is sure to attract attention. End terrace and with two double bedrooms the property is ideal for first time buyers or investors alike, and comes with the remainder of its NHBC guarantee included. Internal accommodation consists of an entrance hallway, roomy kitchen breakfast room, private living room with access to rear garden and ground floor WC with two double bedrooms, ensuite shower room and house bathroom to the first floor. Externally the property holds off street parking for two cars to the front (with the added bonus of an electric car charger, and a private lanwed rear garden with extended patio. Meticulously maintained form new the property is in fantastic condition with UPVC double glazing and modern decor throughout. EPC rating B, Darlington Borough Council tax band B.





- End Terrace Property
- Two Bathrooms
- Private Rear Garden

- Two Double Bedrooms
- Living Room with Doors to Garden
- Off Street Parking for Two Vehicles

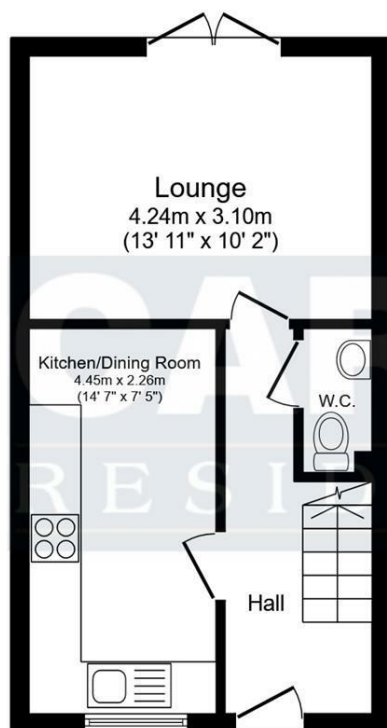
GENERAL INFORMATION

Tenure: Freehold

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

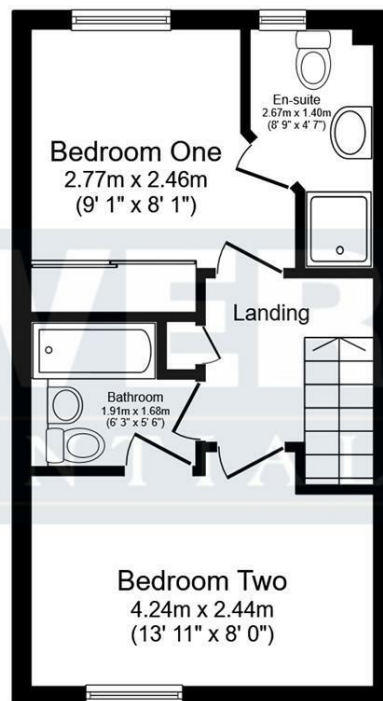
Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)



Ground Floor

Floor area 30.1 sq.m. (324 sq.ft.)



First Floor

Floor area 30.1 sq.m. (324 sq.ft.)

Total floor area: 60.1 sq.m. (647 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	81	
(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	

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MAB 6202



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