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Zetland Street  
Darlington, DL3 0NG

**Offers in the region of £80,000**

House - Terraced  
2 Bedroom/s  
1 Bathroom/s



Situated in the popular Harrowgate Hill area of Darlington, an excellent opportunity for both first-time buyers and savvy investors. Offered for sale with vacant possession, this property is ready for you to make it your own.

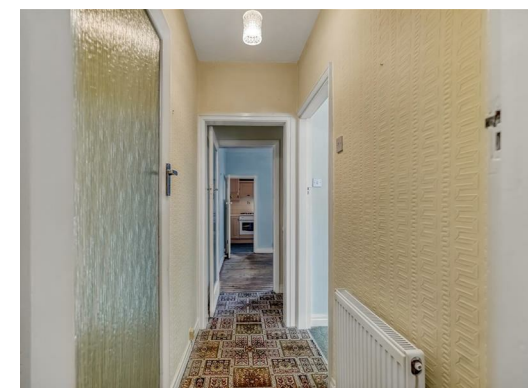
The home features a vestibule, two reception rooms relaxation and entertaining. With two generously sized bedrooms, there is plenty of room for comfortable living. The first-floor bathroom is conveniently located, making it easily accessible for all residents.

The property boasts a forecourt at the front, adding to its curb appeal, while the enclosed rear yard offers a private outdoor space, perfect for enjoying the fresh air or hosting gatherings.

Situated within easy reach of Darlington's vibrant town centre, you will find a variety of shops, schools, and amenities just a short distance away. This prime location ensures that you are well-connected to everything you need for daily life.







- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- POPULAR LOCATION
- SUITABLE TO A VARIETY OF BUYERS
- FRONT FORECOURT
- FIRST FLOOR BATHROOM/WC
- WELL PLACED FOR SCHOOLS, SHOPS & BUS ROUTES

#### GENERAL INFORMATION

Tenure: Freehold

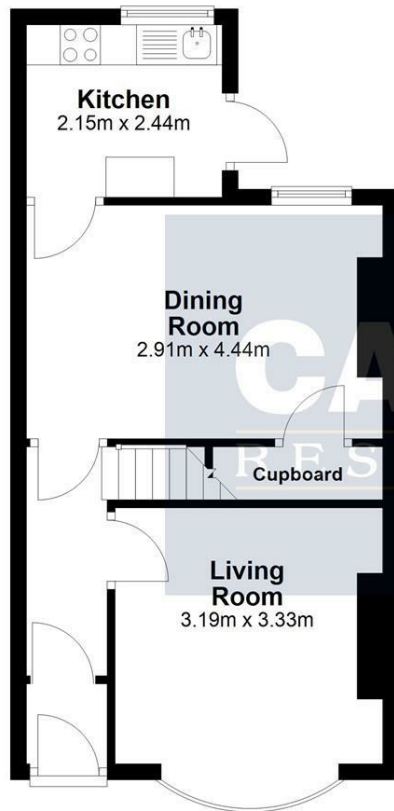
Services gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: DBC (Tax Banding A)

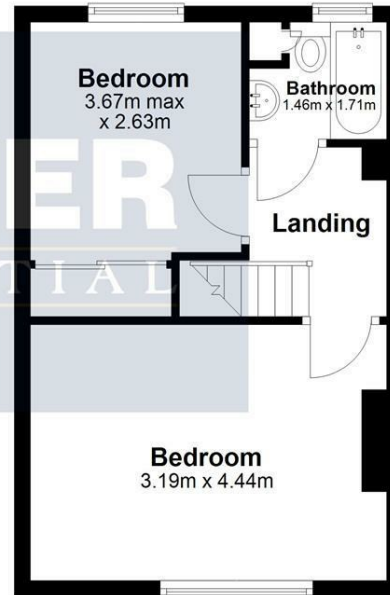
## Ground Floor

Approx. 36.6 sq. metres




## First Floor

Approx. 30.8 sq. metres



Total area: approx. 67.4 sq. metres

112 Zetland Street, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>58</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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