



Situated on the charming Falmer Road in Darlington, this newly redecorated terraced house presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra room.

Upon entering, you are welcomed into a spacious living room that offers ample space for relaxation and entertaining. The large back yard is a standout feature, providing a private outdoor area perfect for enjoying sunny days or hosting gatherings with friends and family.

The kitchen has been thoughtfully updated, featuring contemporary fittings that enhance both functionality and style. The modern bathroom is equipped with an electric shower, ensuring convenience and comfort for daily routines.

This unfurnished property allows you the freedom to personalise your living space to reflect your own taste and style. With its prime location and attractive features, this home is sure to appeal to a variety of potential tenants. Don't miss the chance to make this delightful property your own.

Council Tax: A

EPC: C





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