

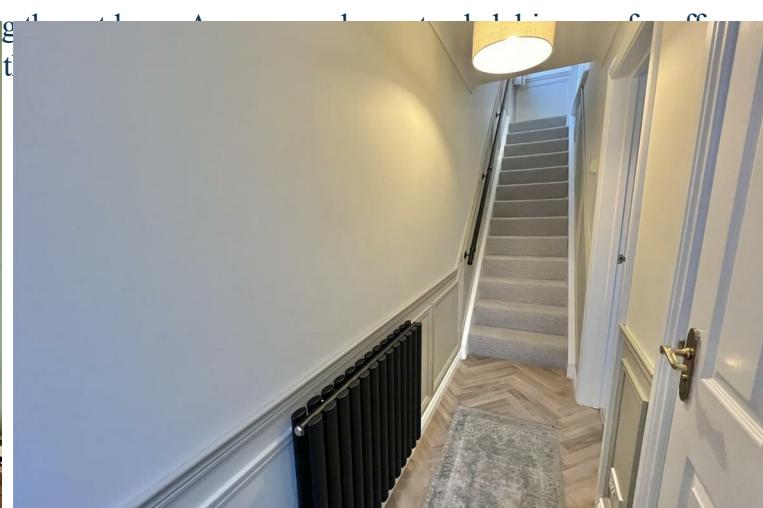
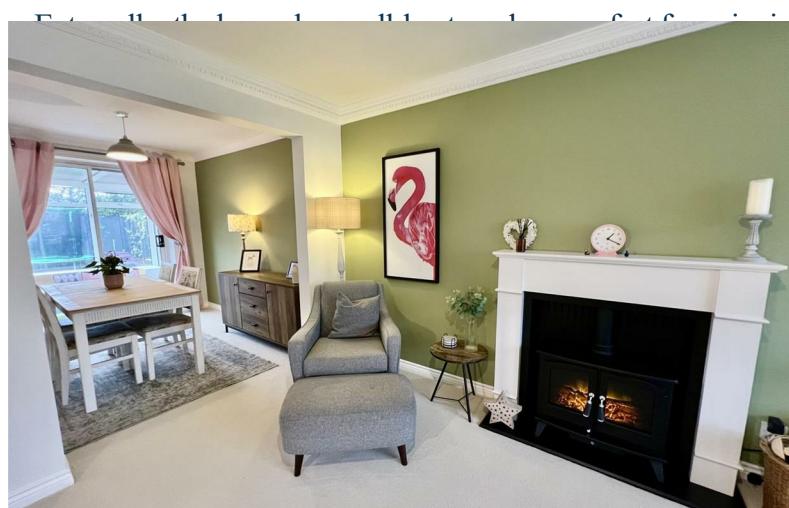


3 BERRIEDALE DRIVE, DARLINGTON, DL1 3TD

Asking Price £225,000

This well-presented three-bedroom link-detached home is located in the popular Harrowgate Hill area within the Ashbrook development. It offers comfortable living with easy access to road links, schools, shops, and local amenities.

Inside, the property features three reception rooms, providing plenty of space for family life. There are three bedrooms, ideal for a growing family or home working, with the main bedroom benefiting from a modern re-fitted en-suite.



LOUNGE

12'7" x 17'1" (3.84m x 5.21m)

DINING ROOM

7'4" x 9'8" (2.26m x 2.95m)

KITCHEN

8'2" x 9'6" (2.51m x 2.92m)

CONSERVATORY

8'7" x 7'6" (2.64m x 2.31m)

BEDROOM ONE

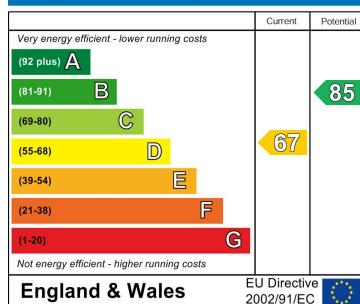
8'5" x 10'7" (2.59m x 3.23m)

BEDROOM TWO

10'0" x 9'1" (3.07m x 2.79m)

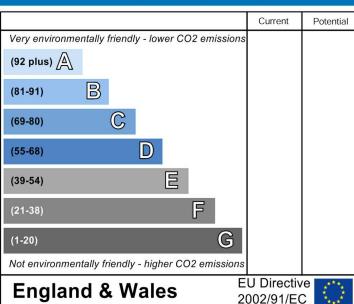
BEDROOM THREE

7'1" x 7'6" (2.18m x 2.31m)

Energy Efficiency Rating

England & Wales

EU Directive 2002/91/EC

**Environmental Impact (CO₂) Rating**

England & Wales

EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers should not rely on the floorplan and must satisfy themselves as to the correct description of the property. The services, systems and appliances shown have not been tested and no guarantee can be given that they are in working order. Prospective buyers should make their own arrangements to verify the condition of any items shown. Ann Cordey Estate Agents Ltd is not responsible for any inaccuracies in the floorplan.

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