



### **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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



While 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 misstatement. This plan is for illustrative purposes only and should be used as a guide to the approximate positions. The actual layout, dimensions and specifications may vary from those shown and no guarantee as to their accuracy or efficiency can be given. Please visit [www.anncordey.co.uk](#)

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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