



76 JEDBURGH DRIVE, DARLINGTON, DL3 9UW

Offers In The Region Of £120,000

Spacious three-storey townhouse offering excellent four-bedroom family accommodation, complete with an integral garage. The property enjoys a pleasant rear aspect with attractive views and a good sense of privacy.

The accommodation is arranged over three floors. The ground floor comprises an entrance hall, kitchen, dining room and a separate w/c. On the first floor there is a generous open-plan living room with a balcony to the front, along with a double bedroom overlooking the rear. The second floor provides three further bedrooms and a family bathroom.

The home benefits from gas central heating. Offered for sale with vacant possession, the property also presents excellent potential for modernization and improvement, allowing buyers to add value and personalize to their own taste. With no onward chain, early viewing is strongly recommended.



KITCHEN
12'07 x 7'7 (3.84m x 2.31m)

DINING ROOM
12'7 x 8'4 (3.84m x 2.54m)

FIRST FLOOR

BEDROOM
16'1 x 9'9 (4.90m x 2.97m)

LOUNGE
16'3 x 13'8 (4.95m x 4.17m)

SECOND FLOOR

BATHROOM
6'9 x 6'5 (2.06m x 1.96m)

BEDROOM
10'00 x 10'01 (3.05m x 3.07m)

BEDROOM
11'6 x 6'8 (3.51m x 2.03m)

BEDROOM
3'11 x 9'9 (1.19m x 2.97m)

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This floorplan is for guidance purposes only and should be used as such by the prospective purchaser. The vendor, agent and agent's office do not have access to the property and no guarantee as to their accuracy or efficiency can be given.
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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

