



117 LONGFIELD ROAD, DARLINGTON, DL3 0HS

Offers In The Region Of £105,000

Located on Longfield Road in Darlington, this three-bedroom terraced house is a great opportunity for anyone looking for an ideal first-time buy or investment, and it is available with no onward chain.

The home offers a cosy front lounge and a practical kitchen/diner at the rear, giving plenty of space for everyday living. Outside, there is a large south-facing rear garden. The property also benefits from a garage, giving you additional storage or secure parking.



LOUNGE

12'10" x 12'8" (3.920 x 3.867)

KITCHEN

15'2" x 9'2" (4.635 x 2.800)

BEDROOM ONE

10'2" x 12'5" (3.117 x 3.797)

BEDROOM TWO

10'8" x 7'5" (3.256 x 2.271)

BEDROOM THREE

8'3" x 7'8" (2.523 x 2.337)

BATHROOM/WC

5'0" x 6'2" (1.548 x 1.901)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms and rooms and any other items are approximate and the responsibility is taken for any error, omission or inaccuracy in the floorplans. The floorplans are for general information only and are not intended for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order is given.

Made with Metagen G2025

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		

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.

