



Ann Cordey
ESTATE AGENTS

39 Teal Road, Darlington, DL1 1BQ

£132,500



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Available with no onward chain, this mature two-bedroom semi-detached property boasts gardens to the front and rear, along with off-street parking, and is conveniently situated close to a host of local shops and amenities.

Warmed by gas central heating and benefiting from double glazing, the property offers generous accommodation, comprising two separate reception rooms to the ground floor and a fitted kitchen.

To the first floor, there are two well-proportioned double bedrooms and a family bathroom/WC with an overhead shower.

The property would benefit from some cosmetic modernisation but is in ready-to-move-into condition and has been extremely well maintained.

Externally, the front garden is low maintenance, and there is a driveway providing off-street parking, which leads to the rear garden. The rear garden is also easily maintained and enjoys a great deal of natural sunlight, featuring a gravelled display and wrought iron double gates to the front.

LOUNGE

13'10 x 11'11 (4.22m x 3.63m)

DINING ROOM

06 x 11'06 (1.83m x 3.51m)

KITCHEN

9'6 x 6'8 (2.90m x 2.03m)

BEDROOM ONE

14'10 x 13'03 (4.52m x 4.04m)

BEDROOM TWO

11'09 x 11'00 (3.58m x 3.35m)

BATHROOM

8'2 x 5'11 (2.49m x 1.80m)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	77
(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.

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