



4 BERKELEY ROAD, DARLINGTON, DL1 5ED

Asking Price £140,000

Nestled away in this private cul de sac location, and with the benefit of being conveniently situated within the South Park area, having ease of access to transport links and the town centre, we have great pleasure in offering for sale this delightful spacious Three Bedrommed Semi-Detached Residence, which boasts great character, in ready to move into order.

Warmed by Gas Central Heating, with the benefit of Double Glazing, the accommodation, which is tastefully decorated and well presented throughout, briefly comprises: Welcoming Reception Hallway with laminate flooring and staircase to the first floor, the generously proportioned Lounge has a bay window to the front aspect and feature fireplace with slate hearth and gas fire, separate Dining Room, display inset to the chimney breast, and window to the rear aspect, the Kitchen overlooks the rear aspect and is refitted with a range of modern units, complimented by work surfaces, finished with attractive tiled surrounds.

To the first floor there is a Landing area, which is light and airy having a window to the side aspect and access to the attic, Three Bedrooms, two of which are generous doubles, the main having a bay window to the front aspect, the second double room has views beyond the gardens to the South Park, the single bedroom overlooks the front aspect, and the

Bathroom/wc is fitted with a white suite and overhead shower with screen.





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.

