



68 HEWITSON ROAD, DARLINGTON, DL1 4NU

Offers In The Region Of £210,000

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED! Having been refurbished, extended and extremely well maintained by the current owners, this property is a real one off!

With a fantastic open plan living, dining and kitchen space to the rear, ideal for the growing family. There is also bi folding doors to incorporate the landscaped rear Garden. To the first floor the family bathroom has been upgraded and comprises of safety panel bath and overhead shower. All fixtures and fittings in the property are of high quality and it is very much a "Turn Key" purchase.

Externally the property benefits from a large corner plot, with off street parking to the front side and rear via double wooden gates. There is also a large Detached Garage which is almost the size of a double. There is also an astro turf area and black paved patio.



LOUNGE
16'11 x 12'03 (5.16m x 3.73m)

KITCHEN
18'04 x 16'02 (5.59m x 4.93m)

BATHROOM
8'6 x 5'09 (2.59m x 1.75m)

BEDROOM ONE
11'03 x 9'11 (3.43m x 3.02m)

BEDROOM TWO
9'10 x 9'09 (3.00m x 2.97m)

BEDROOM THREE
8'01 x 7'09 (2.46m x 2.36m)

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	

GROUND FLOOR

1ST FLOOR



While every effort 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 guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. All measurements are approximate.

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.

