



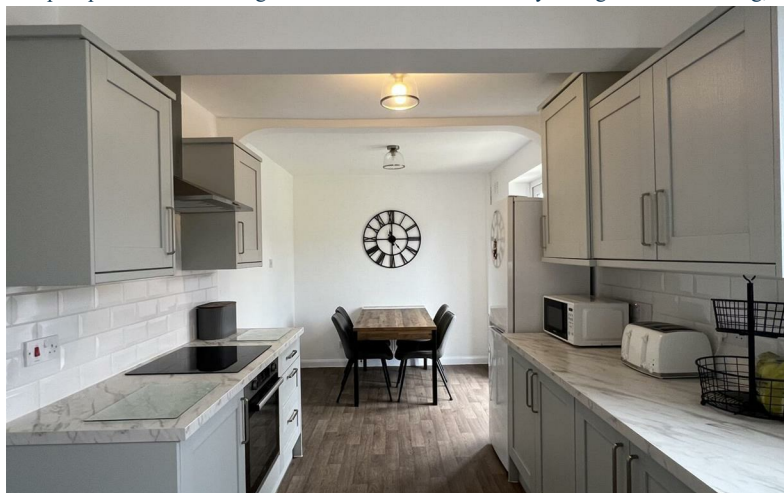
## 38 FEETHAM AVENUE, DARLINGTON, DL1 2DY

### Offers In The Region Of £175,000

Occupying a pleasant position within the ever-popular Haughton area of Darlington, this beautifully presented three-bedroom semi-detached home offers spacious and versatile family accommodation, finished to an excellent standard throughout.

The current owners have thoughtfully updated and enhanced the property, creating a stylish and welcoming home that is ready to move straight into. Conveniently located for the amenities of Haughton Village, local schools and transport links, the property also provides easy access to major road networks for commuting further afield.

The accommodation benefits from gas central heating and uPVC double glazing throughout and briefly comprises a comfortable lounge, an impressive re-fitted open-plan kitchen/dining room ideal for modern family living and entertaining, together with a versatile study/playroom, perfectly suited for home working or





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of all areas, sections and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be relied on for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency over the years.  
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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

