



## 40 WESTGATE ROAD, DARLINGTON, DL3 0SZ

**Offers In The Region Of £169,950**

A two-bedroom semi-detached bungalow, situated within a quiet residential development in the highly sought-after Faverdale area of Darlington. The property is conveniently located close to a range of shops and amenities in both Cockerton Village and West Park, with excellent road links providing easy access out of town via A1 (M).

The accommodation briefly comprises an entrance hall, lounge, kitchen, conservatory, two well-proportioned bedrooms, and a modern shower room. Externally, the property benefits from exceptionally well-maintained gardens to both the front



LOUNGE

16'2 x 11'08 (4.93m x 3.56m )

KITCHEN

7'10 x 6'6 (2.39m x 1.98m)

BATHROOM

6'2 x 5'7 (1.88m x 1.70m)

CONSERVATORY

10'02 x 9'3 (3.10m x 2.82m )

BEDROOM ONE

13'07 x 8'11 (4.14m x 2.72m )

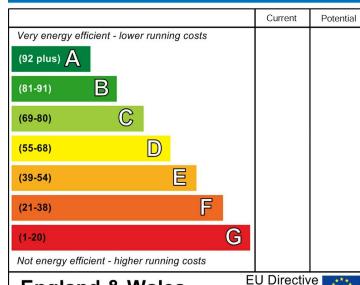
BEDROOM TWO

9'9 x 7'01 (2.97m x 2.16m )

GROUND FLOOR



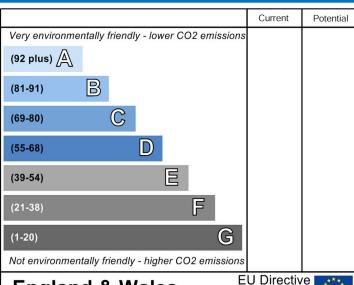
#### Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive 2002/91/EC

Whilst every attempt 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service points shown on the plan have not been tested and no guarantee as to their operability or efficiency can be given.

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YOUR HOME IS AT RISK IF YOU FAIL TO MAKE ALL OF YOUR PAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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