



1 RICHARD COURT, DARLINGTON, DL1 2JW

Offers In The Region Of £138,800

We are delighted to offer for sale this unique and beautifully presented three-bedroom semi-detached home, situated within this highly popular residential area of Darlington. The property enjoys a convenient location within easy reach of the town centre, is within walking distance of Morrison's supermarket, and benefits from excellent transport connections to the A1(M) and A66, making it ideal for commuters.

This spacious property offers well-proportioned rooms throughout, creating a comfortable and versatile living environment perfectly suited to modern family living. The home has been exceptionally well cared for by the current owner and is presented in excellent decorative order, allowing prospective purchasers to move straight in with ease.

Externally, the property boasts a stunning rear garden, which is undoubtedly a standout feature of the home. Designed with low maintenance in mind, the garden



LOUNGE
17'6 x 17'3 (5.33m x 5.26m)

KITCHEN
11'1 x 9'7 (3.38m x 2.92m)

BEDROOM ONE
14'0 x 10'04 (4.27m x 3.15m)

BEDROOM TWO
13'3 x 11'2 (4.04m x 3.40m)

BEDROOM THREE
10'05 x 7'0 (3.18m x 2.13m)



Whilst 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 mis-statement. This plan has been prepared pursuant to and should be used in accordance with the particular purchase. The services, systems and appliances shown here are not intended and no guarantee as to their quantity or efficiency can be given. © Ann Cordey Estate Agents 2023

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		71	
	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.

