



17 NORHAM DRIVE, DARLINGTON, DL3 0EB

Offers In The Region Of £205,000

Built to exacting standards by Esh homes and offering well proportioned accommodation throughout. We offer for sale a modern FOUR BEDROOMED DETACHED RESIDENCE. Conveniently located within the Cockerton area of Darlington offering a large plot for a good size garden and being close to local schools, shops and transport links to Cockerton village and A1M.

The property itself boasts Four generous Bedrooms with one currently used as an office , the master having ensuite facilities ,There is a further family Bathroom/wc.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance purposes only and should not be used as a basis for any purchase agreement. The floor plan is not a guarantee of the actual dimensions and no guarantee as to their accuracy or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	79	90
(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.

