



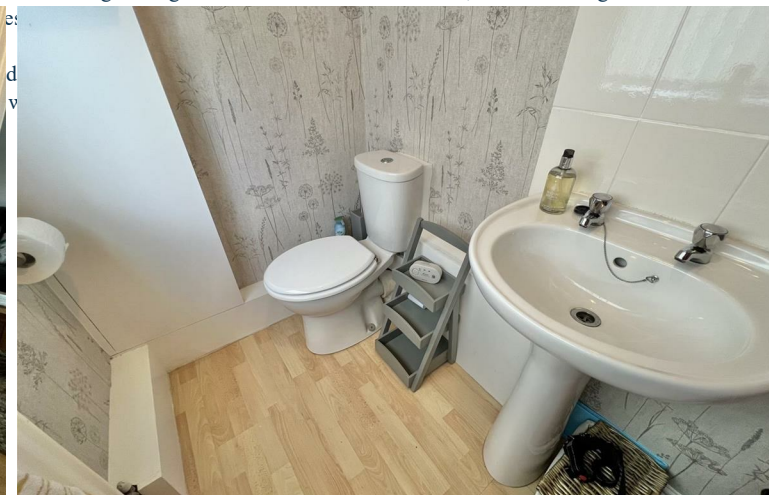
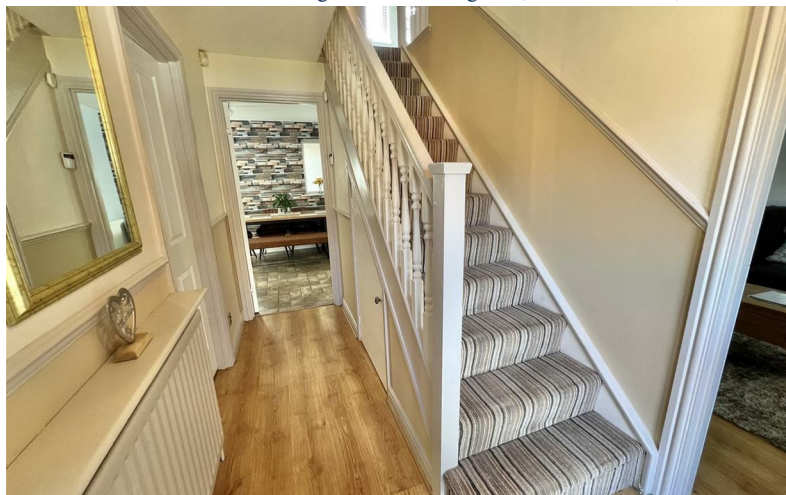
2 NETHERBY RISE, DARLINGTON, DL3 8SE

Offers In The Region Of £330,000

Situated in the favorable West End of Darlington, we have great pleasure in offering for sale this significant, much improved and extended Four Bedroomed Detached Residence, boasting versatile and spacious family accommodation, which simply must be viewed to be fully appreciated.

Conveniently positioned close to excellent local schooling, bus routes, transport links and local amenities, and being immaculately presented and tastefully decorated throughout, the accommodation briefly comprises: Reception Hallway, useful ground floor w/c and handy walk-in cloaks cupboard, home office with built in storage. Lounge overlooking the front aspect, further Sitting/Dining Room, which is light and airy with doors opening to the rear gardens, superb Kitchen/Diner, which is open plan and generous in size, and has been refitted with a range of beech effect units, Complimentary work surfaces.

To the first floor there is a galleried Landing area, Four Bedrooms, the master suite having sliding wardrobes and boasts En-Suite, three further generous



CLOAKS/WC
6'08 x 4'01 (2.03m x 1.24m)

LOUNGE
16'01 x 12'03 (4.90m x 3.73m)

HOME OFFICE
7'01 x 5'03 (2.16m x 1.60m)

DINING ROOM
18'05 x 12'04 (5.61m x 3.76m)

KITCHEN/DINER
12'11 x 9'08 (3.94m x 2.95m)

UTILITY
7'02 x 5'01 (2.18m x 1.55m)

BEDROOM ONE
15'06 x 12'02 (4.72m x 3.71m)

BEDROOM TWO
10'08 x 9'08 (3.25m x 2.95m)

BEDROOM THREE
10'02 x 9'09 (3.10m x 2.97m)

BEDROOM FOUR
10'00 x 7'00 (3.05m x 2.13m)

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling, stairs and any other areas are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The correct figures and appliances should have been noted and not guaranteed as to their operability or efficiency can be given.
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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 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.

