



9 FOXGLOVE CLOSE, DARLINGTON, DL1 3FB

Offers In The Region Of £150,000

A generously proportioned Two Bedroom Semi detached property, situated in the ever popular Harrwogate Hill area of Darlington, benefitting from excellent transport links to the A1(m) and A66 as well as walking distance to a range of local amenities.

Internally the property is ready to move in to and boasts sizable rooms throughout, comprising of; Hallway, Lounge to the front, Ground floor WC, Kitchen/Diner with French doors leading out to the Garden. To the first floor there are Two Double Bedrooms, the master being exceptional in size, as well as the family Bathroom/WC.

Externally to the front of the property there is a driveway for off street parking, while to the rear there is a good sized Garden and



LOUNGE**13'04 x 10'10 (4.06m x 3.30m)****KITCHEN****10'8 x 15'6 (3.25m x 4.72m)****BEDROOM ONE****12'0 x 13'9 (3.66m x 4.19m)****BEDROOM TWO****10'08 x 15'06 (3.25m x 4.72m)****BATHROOM****5'6 x 7'1 (1.68m x 2.16m)**

GROUND FLOOR

1ST FLOOR



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 errors, omissions or discrepancies. All dimensions and areas should be used as guide only and prospective purchasers should not rely on them. The services, fixtures and appliances shown have not been tested and no guarantee can be given as to their condition or working order.

Ann Cordey ESTATE AGENTS

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 (CO₂) 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.

