



18 AQUINAS COURT, DARLINGTON, DL3 0YG

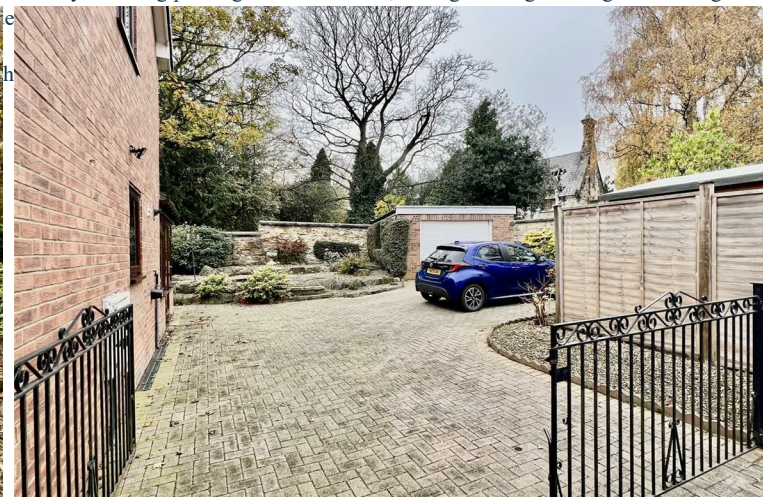
Offers In The Region Of £138,500

Situated in the popular Harrowgate Hill area of Darlington, in a small cul de sac location, we are delighted to offer for sale this immaculately presented Two Bedroomed End- Link Residence, which has the benefit of a Conservatory overlooking the rear garden.

Warmed by Gas Central Heating, and with the benefit of Double Glazing, the accommodation briefly comprises: Entrance Hall, Lounge with double glazed bow window to the front aspect, fitted Kitchen/Diner with integrated appliances, and double glazed Garden Room overlooking the rear garden.

To the first floor there is a Landing area, Two Bedrooms and a Shower Room/wc, which is fitted with a white suite and mains fed shower.

Externally, the property stands on a good sized plot with an extensive block paved driveway allowing parking for several cars, through wrought iron gates leading



LOUNGE
10'02 x 15'05 (3.10m x 4.70m)

KITCHEN/DINER

CONSERVATORY
9'06 x 11'07 (2.90m x 3.53m)

BEDROOM ONE
13'11 x 10'06 (4.24m x 3.20m)

BEDROOM TWO
6'11 x 9'11 (2.11m x 3.02m)

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.

