



17 ALDGROVE WAY, DARLINGTON, DL3 0GR

£225,000

Nestled away in a cul-de-sac position, occupying private rear gardens on a corner plot. This much improved THREE bedroom Semi-detached residence boasts spacious and stylish accommodation. Boasting a well proportioned open plan Kitchen/Diner, a useful utility room, Fitted Kitchen and the added bonus of a useful Ground Floor W/c. The Lounge is situated to the front.

To the first floor there are THREE generous bedrooms, the master bedroom having upgraded en-suite facilities. The further two bedrooms able to accommodate small double beds.



LOUNGE
12'11 x 14'00 (3.94m x 4.27m)

KITCHEN/DINER
17'11 x 11'09 (5.46m x 3.58m)

UTILITY
6'4 x 5'6 (1.93m x 1.68m)

W/C
6'1 x 3'3 (1.85m x 0.99m)

BEDROOM ONE
12'2 x 11'06 (3.71m x 3.51m)

EN SUITE
6'6 x 4'8 (1.98m x 1.42m)

BATHROOM
7'6 x 6'05 (2.29m x 1.96m)

BEDROOM TWO
9'9 x 8'1 (2.97m x 2.46m)

BEDROOM THREE
8'2 x 7'11 (2.49m x 2.41m)

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



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