



30 ALWYN ROAD, DARLINGTON, DL3 0AJ

Offers In The Region Of £130,000

Immaculately presented TWO BEDROOM SEMI DETACHED property, situated in the ever popular Harrowgate Hill area of Darlington.

The property benefits from off street parking and a good sized rear Garden. Internally the property comprises of; Spacious Lounge and Kitchen/Diner. To the first floor there are Two Double Bedrooms and the main Bathroom.



ENTRANCE HALL

LOUNGE
10'9" x 14'9" (3.3 x 4.5)

KITCHEN/DINER
8'10" x 14'9" (2.7 x 4.5)

FIRST FLOOR LANDING

BEDROOM ONE
10'9" x 15'1" (3.3 x 4.6)

BEDROOM TWO
8'10" x 12'1" (2.7 x 3.7)

BATHROOM
5'10" x 5'6" (1.8 x 1.7)

GROUND FLOOR

1ST FLOOR



While every effort 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 error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Please see EPC for details

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.

