



## 76 JEDBURGH DRIVE, DARLINGTON, DL3 9UW

**Offers In The Region Of £120,000**

Spacious three-storey townhouse offering excellent four-bedroom family accommodation, complete with an integral garage. The property enjoys a pleasant rear aspect with attractive views and a good sense of privacy.

The accommodation is arranged over three floors. The ground floor comprises an entrance hall, kitchen, dining room and a separate w/c. On the first floor there is a generous open-plan living room with a balcony to the front, along with a double bedroom overlooking the rear. The second floor provides three further bedrooms and a family bathroom.

The home benefits from gas central heating. Offered for sale with vacant possession, the property also presents excellent potential for modernization and improvement, allowing buyers to add value and personalize to their own taste. With no onward chain, early viewing is strongly recommended.



**KITCHEN**

12'07 x 7'7 (3.84m x 2.31m )

**DINING ROOM**

12'7 x 8'4 (3.84m x 2.54m )

**FIRST FLOOR****BEDROOM**

16'1 x 9'9 (4.90m x 2.97m )

**LOUNGE**

16'3 x 13'8 (4.95m x 4.17m )

**SECOND FLOOR****BATHROOM**

6'9 x 6'5 (2.06m x 1.96m )

**BEDROOM**

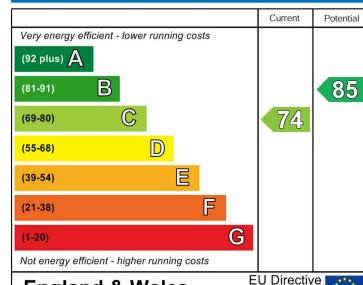
10'00 x 10'01 (3.05m x 3.07m )

**BEDROOM**

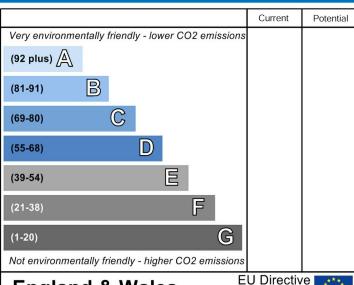
11'6 x 6'8 (3.51m x 2.03m )

**BEDROOM**

3'11 x 9'9 (1.19m x 2.97m )

**Energy Efficiency Rating**

England &amp; Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

England &amp; Wales EU Directive 2002/91/EC



Whilst 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given that they are in working order. No measurements are exact. Prospective purchasers are advised to make their own investigations.

Made with Metrox 2208

**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.

