



## **35 BARTLETT STREET, DARLINGTON, DL3 6NQ**

### **Offers In The Region Of £89,950**

Situated in the popular Denes area offering spacious accommodation, an immaculately presented Two Bedroomed Mid-Terraced Residence available with NO ONWARD CHAIN.

Warmed by Gas Central Heating, and with the benefit of Double Glazing, the accommodation briefly comprises: Entrance Vestibule, Lounge with double glazed bay window to the front aspect, feature fireplace, Dining Room overlooking the rear aspect, galley style Kitchen with door leading into the rear yard.

To the first floor there is a Landing area and Two Bedrooms, the master being to the front with the further bedroom to the rear.



**LOUNGE**  
13'01 x 11'06 (3.99m x 3.51m )

**DINING ROOM**  
14'05 x 10'10 (4.39m x 3.30m )

**KITCHEN**  
14'00 x 6'06 (4.27m x 1.98m)

**BEDROOM ONE**  
14'07 x 11'11 (4.45m x 3.63m )

**BEDROOM TWO**  
10'05 x 9'10 (3.18m x 3.00m )

**BATHROOM**  
14'03 x 4'7 (4.34m x 1.40m )

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		68	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and the responsibility is taken by any prospective purchaser. The layout, systems and appliances shown here are not intended to be used for any other purpose. The layout is for illustrative purposes only and should be used as a guide only. Measurements are approximate. Made with Metrage 2020.

**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.

