

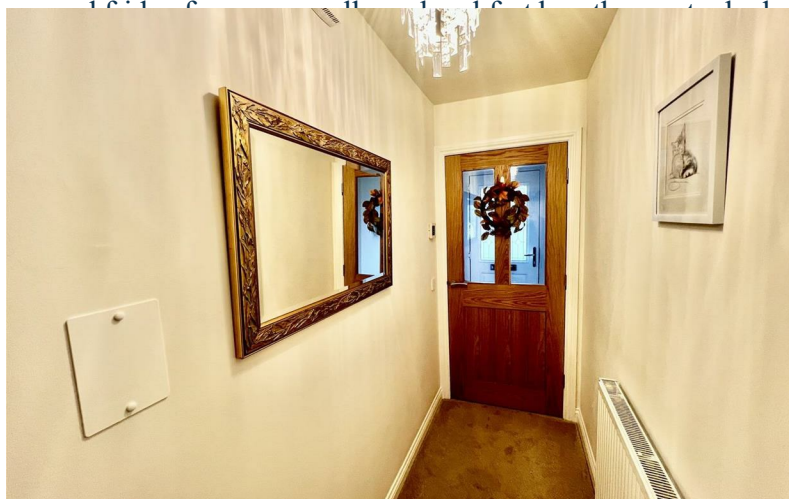


64 DARROWBY DRIVE, DARLINGTON, DL3 0GZ

Fixed Asking Price £138,750

We offer for sale a great opportunity to purchase a TWO BEDROOMED semi-detached bungalow. The property is situated on the popular Oakfield Lodge development and is conveniently situated for access to local shops, Darlington's town centre and Cockerton Village and the shops and amenities there.

The accommodation is well proportioned and has been much improved, with spacious lounge/diner to the rear with Feature Fireplace and electric fire. The recently re-fitted kitchen has an ample range of cabinets and includes the washing machine



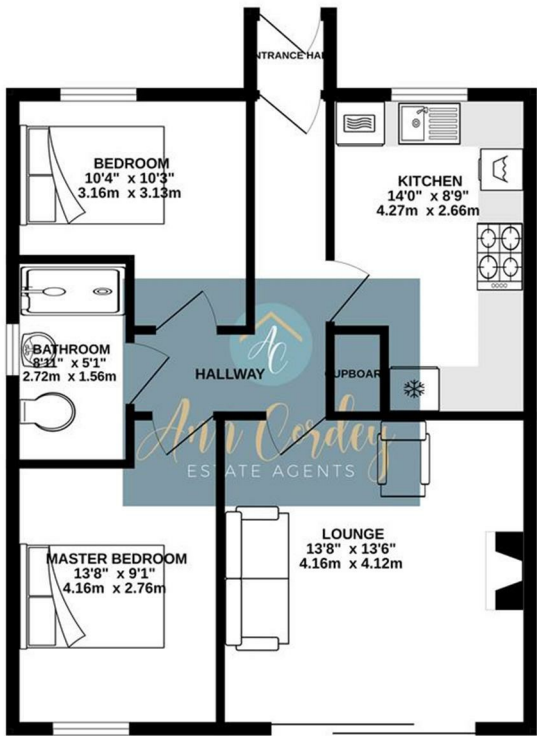
KITCHEN
14'3 x 7'9 (4.34m x 2.36m)

LOUNGE
14'3 x 12'7 (4.34m x 3.84m)

BEDROOM ONE
13'01 x 9'01 (3.99m x 2.77m)

BEDROOM TWO
10'05 x 9'11 (3.18m x 3.02m)

GROUND FLOOR



Whilst every attempt 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 illustrative 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 operability or efficiency can be given.
Made with Metron CS205

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.

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		
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