



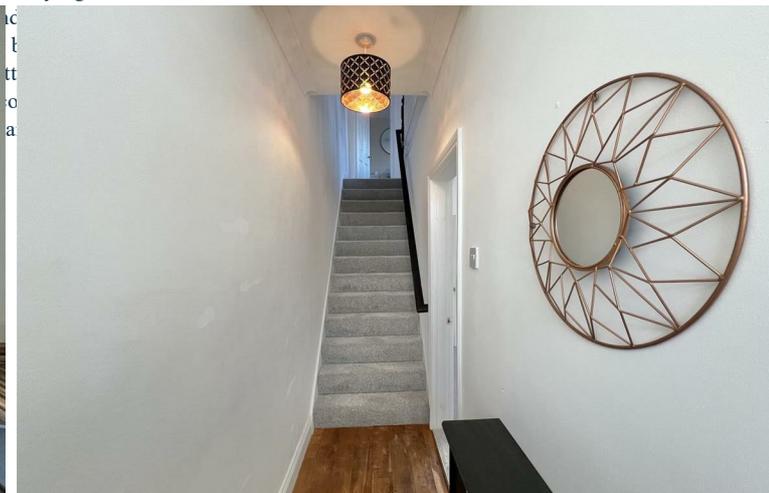
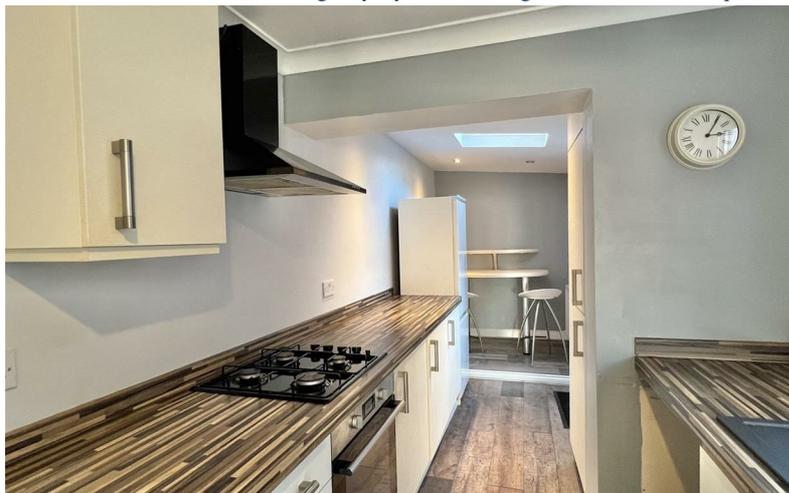
22 MILNER ROAD, DARLINGTON, DL1 5EU

£105,000

This substantial Two Bedroomed Mid-Terrace residence boasts spacious accommodation having the benefit of an extended Kitchen with Breakfast area, Two Reception Rooms which are open plan and Two double Bedrooms. Being conveniently situated within the South Park area of Darlington and having ease of access to Darlington's town centre and all of its amenities, excellent transport links from the train station and of course, being on the doorstep of Darlington's much loved South Park.

The property is in ready to move into order being warmed by gas central heating and with double glazing throughout and a brief summary of the accommodation is as follows: Entrance Vestibule with internal door leading to the Reception Hallway which has solid wood flooring and staircase to the first floor, the door leads to the open plan Lounge and Dining Area which is a generous space and tastefully decorated.

The extended Kitchen is galley style with a range of cream units complimented by tiger wood effect work surfaces and there is a fixed breakfast bar.



ENTRANCE VESTIBULE

ENTRANCE HALL

LOUNGE
11'10" x 12'4" (3.63 x 3.78)

DINING AREA
12'2" x 12'5" (3.71 x 3.81)

KITCHEN
6'11" x 21'5" (2.11m x 6.55m)

BEDROOM ONE
10'7" x 15'8" (3.23m x 4.80m)

BEDROOM TWO
9'8" x 9'8" (2.95m x 2.97m)

BATHROOM/WC



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 or omission on the plan. This plan is for illustrative purposes only and should be used as such for 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.
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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.

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