



## 30 RIDGEWAY, DARLINGTON, DL3 0SF

### Offers In The Region Of £155,000

Offered to the market with no onward chain, this three-bedroom semi-detached home is located in the ever-popular Harrowgate Hill area of Darlington, ideally positioned for local schools, everyday amenities and excellent transport links. The property would benefit from a degree of modernization, presenting a fantastic opportunity for buyers looking to put their own stamp on a home and add value. Externally, there is a driveway providing off-street parking for two vehicles leading to a garage, while to the rear you'll find an enclosed garden mainly laid to lawn and complete with a greenhouse, ideal for families or keen gardeners. Internally,



**LOUNGE/DINING ROOM**  
23'11" x 12'1" (7.30m x 3.70)

**KITCHEN**  
10'5" x 9'6" (3.20 x 2.90 )

**BEDROOM ONE**  
12'1" x 10'9" (3.70 x 3.30)

**BEDROOM TWO**  
11'9" x 9'10" (3.60 x 3.00)

**BEDROOM THREE**  
8'10" x 8'6" (2.70 x 2.60)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, stairs and plot area have been taken approximately and should not be used as such for any purpose other than a general guide. The services, systems and appliances shown here are not intended to be guaranteed as to their condition or whether they can be given. Made with floorplan CO2C

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	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.

