

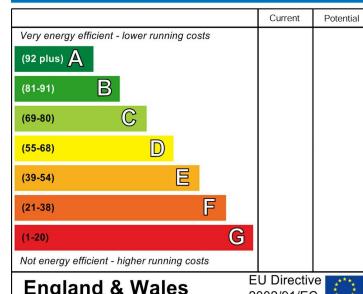


40 MORPETH AVENUE, DARLINGTON, DL1 2QG

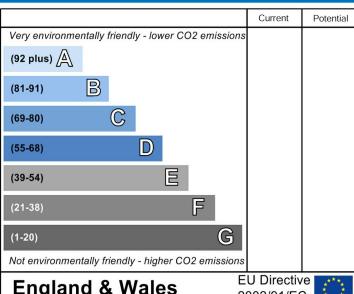
£129,950

A well-presented two-bedroom semi-detached property located in the popular Haughton area of Darlington, occupying a larger-than-average corner plot that offers significant potential. The property benefits from a recently replaced roof and a garage with an electric roller door. Offered for sale with no onward chain, the accommodation briefly comprises: entrance hallway, lounge, dining room and kitchen. To the first floor are two double bedrooms, a bathroom and a separate WC.



LOUNGE**15'03 x 11'09 (4.65m x 3.58m)****DINING ROOM****11'06 x 9'6 (3.51m x 2.90m)****KITCHEN****13'01 x 6'8 (3.99m x 2.03m)****BEDROOM ONE****15'04 x 10'01 (4.67m x 3.07m)****BEDROOM TWO****10'11 x 9'11 (3.33m x 3.02m)****BATHROOM****5'8 x 5'9 (1.73m x 1.75m)****WC****6'5 x 2'07 (1.96m x 0.79m)****GARAGE****16'11 x 8'2 (5.16m x 2.49m)****Energy Efficiency Rating****England & Wales**

EU Directive 2002/91/EC

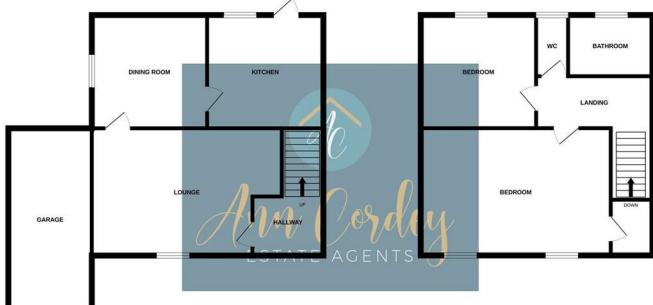
**Environmental Impact (CO₂) Rating****England & Wales**

EU Directive 2002/91/EC



GROUND FLOOR

1ST FLOOR



Whilst every precaution 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 guarantee is given. Made with Metrox 0202

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.

