



## 20 OTTERBURN CLOSE, DARLINGTON, DL1 2QP

### Offers In The Region Of £137,000

Situated in the sought-after Haughton area of Darlington, this charming property on Otterburn Close is an Exciting opportunity. As you step inside, you are greeted by a cosy lounge featuring a feature fireplace. The property boasts three generously sized bedrooms, offering ample space for a growing family or those in need of a home office.

With a well-presented interior, this home has been extremely well looked after by the previous owner. The beautiful rear garden provides a tranquil setting to enjoy those summers days.

Also conveniently offering parking for one vehicle to the front.





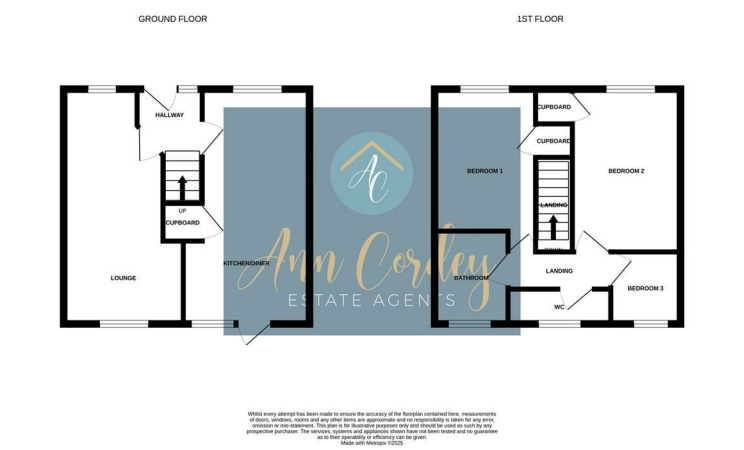
LOUNGE  
18'4" x 11'0" (5.59m x 3.35m )

KITCHEN  
18'4" x 9'2" (5.59m x 2.79m)

BEDROOM ONE  
12'7" x 10'5" (3.84m x 3.18m )

BEDROOM TWO  
12'7" x 7'2" (3.84m x 2.18m)

BEDROOM THREE  
10'2" x 6'2" (3.10m x 1.88m)



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 <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	

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.

