



Ann Cordey
ESTATE AGENTS

14 Southwell Green, Darlington, DL1 2XE
Offers In The Region Of £237,500



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Positioned within a cul-de-sac location on the Houghton Grange Development of Darlington. This well maintained residence boasts delightful established private gardens, has the advantage of a conservatory, three good sized bedrooms, a driveway for off street parking and detached garage. Having been a much loved home for the current vendors, the property is in ready to move into order and makes for a wonderful family home. Houghton Grange is handy for a host of local shops and amenities, close proximity for access to the A66 towards Teesside and the A1M and there are regular bus routes to town.





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.

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.



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