



*Ann Cordey*  
ESTATE AGENTS

8 Berriedale Drive, Darlington, DL1 3TD  
Offers In The Region Of £245,000



## 8 Berriedale Drive, Darlington, DL1 3TD

Situated on the ever popular Ashbrook development, we are delighted to offer for sale this well presented Three Bedroomed Detached Residence.

Warmed by Gas Central Heating, and with the benefit of Double Glazing, the accommodation briefly comprises: Reception Hallway, Cloaks/wc with w/c and handbasin, attractive Lounge with double glazed bay window to the front aspect and featuring a fire surround with Living Flame gas fire, pleasant separate Dining Room with sliding doors opening to the rear garden, fitted Kitchen with appliances and space for a breakfast table.

To the first floor there are Three Bedrooms and the main bedroom, which is situated to the front, naturally boasts its own En-Suite, and the family Bathroom/wc is fitted with a white suite.

Externally, the driveway leads to the Garage and the gardens are open plan and laid to lawn. The rear garden is enclosed by fencing and is laid to lawn with shrubs to the borders.

### LOUNGE

16'10 x 12'7 (5.13m x 3.84m)

### DINING ROOM

9'8 x 8' (2.95m x 2.44m)

### KITCHEN/DINER

17'7 x 11'11 (5.36m x 3.63m)

### BEDROOM ONE

13'10 x 9'8 (4.22m x 2.95m)

### BEDROOM TWO

12'6 x 8'11 (3.81m x 2.72m)

### BEDROOM THREE

9'10 x 9'6 (3.00m x 2.90m)



GROUND FLOOR

1ST FLOOR



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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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**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.



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	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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