



Ann Cordley
ESTATE AGENTS

19 Ketton Avenue, Darlington, DL3 0AT
Offers In The Region Of £155,000



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Offered for sale with NO ONWARD CHAIN and located within this highly popular residential location in the sought-after Harrowgate Hill area of Darlington. This two-bedroom semi-detached bungalow offers ready-to-move-into accommodation and is situated in a quiet cul-de-sac.

Benefiting from gas central heating, being DOUBLE GLAZED throughout, and featuring a conservatory to the rear, the property also provides a large block-paved driveway to the front and side leading to a single garage with an electric door.

Well placed for shops, schools, and bus routes, this appealing home is ideal for those seeking convenience and comfort in a desirable location.

LOUNGE

16'03 x 12'08 (4.95m x 3.86m)



KITCHEN

11'03 x 7'09 (3.43m x 2.36m)

CONSERVATORY

9'4 x 9'3 (2.84m x 2.82m)

BEDROOM

10'07 x 8'10 (3.23m x 2.69m)

BEDROOM

13'02 x 9'00 (4.01m x 2.74m)





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	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D	68	78	(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

