



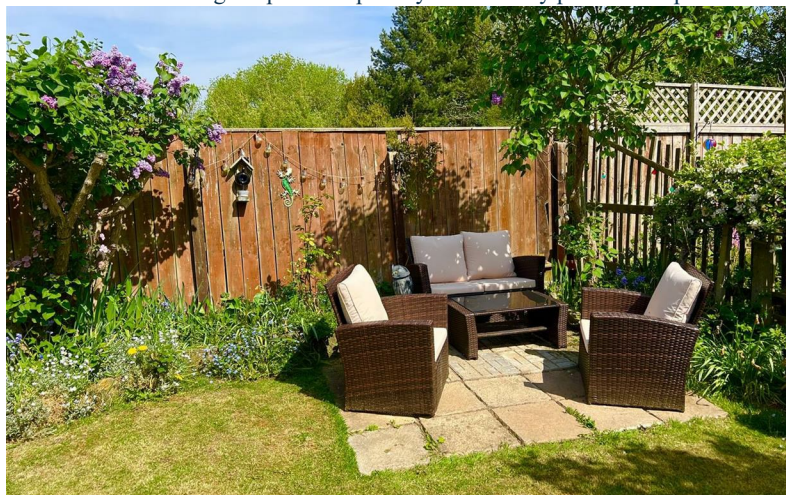
40 CORNWALL AVENUE, DARLINGTON, DL1 2LJ

Offers In The Region Of £175,000

Situated in the ever-popular Haughton area of Darlington, this delightful two-bedroom semi-detached bungalow offers comfortable single-level living with generous outdoor space — a rare find in this desirable area.

Internally, the property features two well-proportioned bedrooms, a modern Shower Room/WC, a bright and welcoming Lounge to the front, and a well-fitted Kitchen that opens into a charming Conservatory — the perfect spot to enjoy your morning coffee while overlooking the beautiful rear garden.

Externally, the home boasts attractive and well-maintained gardens to both the front and rear, with the rear garden offering an open, unoverlooked view that enhances the feeling of space and privacy. A driveway provides ample off-street parking for up to three vehicles, and a detached single garage adds further



GROUND 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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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.

