



## 59 DUNELM WALK, DARLINGTON, DL1 2DJ

**Offers In The Region Of £145,000**

We have great pleasure in offering for sale this spacious Three Bedroomed Semi-Detached Residence occupying a pleasant position at the end of a cul de sac, situated within the popular Haughton area with ease of access to local shops, amenities and schooling, as well as bus routes and transport links.

The property is warmed by Gas Central Heating, with the benefit of Double Glazing, and the accommodation briefly comprises: Reception Hallway with laminate flooring and staircase to the first floor, the dual aspect Lounge has a feature fireplace, double glazed window to the front aspect. The Kitchen/Diner has been refitted with a range of high gloss units, complimentary wood effect work surfaces and integrated appliances, and space for a dining table, in addition to the breakfast bar peninsular.

To the first floor there is a Landing area, Three Bedrooms, all of which boast built-in storage cupboards, and two of which are doubles, with a further good sized single room, the Bathroom/wc, has been refitted with a walk in Shower cubicle, WC and Handbasin.

Externally, the front garden has been designed for ease of maintenance with gravelled area and is enclosed by a brick wall with wooden gates allowing for off street parking. Access to the



**LOUNGE**  
19'1" x 11'6" (5.84m x 3.51m)

**KITCHEN/DINER**  
9'6" x 19'5" (2.90m x 5.94m)

**BEDROOM 1**  
9'3" x 12'9" (2.84m x 3.91m)

**BEDROOM 2**  
9'1" x 10'0" (2.79m x 3.07m)

**BEDROOM 3**  
6'9" x 9'6" (2.08m x 2.92m)

GROUND FLOOR

1ST FLOOR



Whilst every care has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other details are approximate and no responsibility is taken for any errors, omissions or inaccuracies. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The floor plan is not to scale and should not be used to calculate areas or to generate as to how much paint or tiles are required.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

