



40 MORPETH AVENUE, DARLINGTON, DL1 2QG

£129,950

A well-presented two-bedroom semi-detached property located in the popular Haughton area of Darlington, occupying a larger-than-average corner plot that offers significant potential. The property benefits from a recently replaced roof and a garage with an electric roller door. Offered for sale with no onward chain, the accommodation briefly comprises: entrance hallway, lounge, dining room and kitchen. To the first floor are two double bedrooms, a bathroom and a separate WC.



LOUNGE
15'03 x 11'09 (4.65m x 3.58m)

DINING ROOM
11'06 x 9'6 (3.51m x 2.90m)

KITCHEN
13'01 x 6'8 (3.99m x 2.03m)

BEDROOM ONE
15'04 x 10'01 (4.67m x 3.07m)

BEDROOM TWO
10'11 x 9'11 (3.33m x 3.02m)

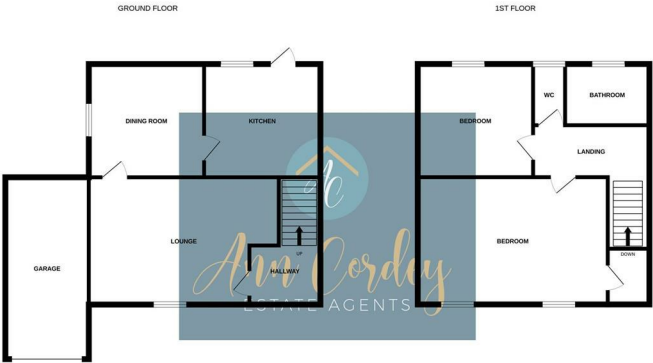
BATHROOM
5'8 x 5'9 (1.73m x 1.75m)

WC
6'5 x 2'07 (1.96m x 0.79m)

GARAGE
16'11 x 8'2 (5.16m x 2.49m)

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		
	69	75
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



While every attempt has been made to ensure the accuracy of the description contained here, measurements of actual spaces, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended to be a guarantee as to their condition or whether they are in good order.

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.

