



119 LEYBURN ROAD, DARLINGTON, DL1 2ES

Offers In The Region Of £120,000

We are delighted to offer for sale this immaculately presented and tastefully decorated Two Bedroom Semi-Detached Residence, situated in the popular Harrowgate Hill area of Darlington, close to local amenities and transport routes.

Priced competitively, and boasting generous rear garden, ground floor w/c, and garage, the accommodation is warmed by Gas Central Heating, with the benefit of Double Glazing, and early viewing is recommended.

Briefly, the well presented accommodation comprises: Entrance Hallway with staircase to the first floor, Lounge with feature fireplace, Kitchen/Diner to the rear leading into a small extension which houses the ground floor w/c.



LOUNGE
14'11 x 13'08 (4.55m x 4.17m)

KITCHEN
14'11 x 12'04 (4.55m x 3.76m)

BEDROOM ONE
14'11 x 11'06 (4.55m x 3.51m)

BEDROOM TWO
12'01 x 10'03 (3.68m x 3.12m)

SHOWER ROOM
6'8 x 5'00 (2.03m x 1.52m)

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			
		58	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	

GROUND FLOOR

1ST FLOOR



While 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 guidance purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown here are for illustration and the guarantee made with Energy CEC2.

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.

