



## 48 THE FAIRWAY, DARLINGTON, DL1 1ES

### Offers In The Region Of £180,000

Well positioned overlooking a green to the front, we have pleasure in offering for sale a modern, THREE Bedroom Semi Detached residence. Offering tastefully decorated, and spacious accommodation, conveniently situated within the Eastbourne Area of Darlington.

Situated within a modern development of executive homes, and having local schools on hand, lots of independent shops and mainstream supermarkets, and regular bus services to Darlington's town centre.

Darlington's Train station is close by, as well as excellent transport links to the A1M and A66. The property has the remainder of the NHBC guarantee and is in ready to move into order. Being light and bright, having the advantage of the lounge being to the rear of the property enjoying views out onto the garden. The kitchen is fitted with an ample range of units and can accommodate a breakfasting table.





KITCHEN  
12'08" x 8'01" (3.86m x 2.46m)

LOUNGE  
15'11x11'04" (4.85mx3.45m)

BEDROOM ONE  
10'09" x 9'00" (3.28m x 2.74m)

BEDROOM TWO  
9'05" x 8'03" (2.87m x 2.51m)

BEDROOM THREE  
7'09" x 6'01" (2.36m x 1.85m)

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 <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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors 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 have not been tested and no guarantee is given as to their operability or efficiency save the green.

Made with Metagora 12/25

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.

