



2 KINTYRE CLOSE, DARLINGTON, DL1 3RA

Offers In The Region Of £115,000

Well-maintained two bedroom link property located in the popular Whinfield area of Darlington. The home benefits from gas central heating, double glazing, off street parking. It also benefits from being well placed with easy access to local shops and amenities including the Asda superstore and schooling close by. We highly recommend an internal viewing to fully appreciate what this home has to offer.



LOUNGE
11'9 x 15'7 (3.58m x 4.75m)

KITCHEN
11'9 x 8'8 (3.58m x 2.64m)

BEDROOM ONE
10'2 x 11'9 (3.10m x 3.58m)

BEDROOM TWO
8'7 x 11'9 (2.62m x 3.58m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	89
(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

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and other items are approximate and no responsibility is taken for any error. Prospective purchasers should verify the accuracy of the floorplan and measurements by visiting the property. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the years.
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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.

