



37 EDGECOMBE DRIVE, DARLINGTON, DL3 9DG

Offers In The Region Of £299,950

A much improved and extended FIVE BEDROOMED semi-detached is offered for sale within the highly desirable Mowden area of Darlington. The property has been well maintained throughout by the current vendors ownership and is immaculately presented and is certain to have great appeal in today's market.

A generous family home close to well regarded schools and having local shops, pub/restaurants and excellent transport links on hand. The accommodation is well proportioned with the extension providing Three Reception rooms to the ground floor, as well as Five Bedrooms and Two Bathrooms to the first floor.



GROUND FLOOR
994 sq.ft. (92.4 sq.m.) approx.

1ST FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA - 1764 sq.ft. (163.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of floors, windows, doors and appliances have not been taken and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not rely on as a basis for prospective purchase. The services, systems and appliances shown have not been tested and not guaranteed as to their operability or efficiency and the green.

Made with Metrage 02025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		71	
(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			84
(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	

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.

