



52 INGLEWOOD CLOSE, DARLINGTON, DL1 2TX

Offers In The Region Of £99,950

Available with no onward chain, this spacious two bedroom mid-link property is situated in the ever-popular Haughton/Springfield area of Darlington and would make an ideal purchase for a first time buyer or investor alike. Occupying a pleasant position with a lovely open aspect over trees to the front, the home offers generous accommodation throughout together with excellent potential for further improvement and updating to suit a purchaser's own taste and requirements.

Warmed by gas central heating and benefitting from UPVC double glazing, the accommodation briefly comprises: entrance porch, spacious lounge and a kitchen/diner to the ground floor. To the first floor there are two well-proportioned bedrooms and a family bathroom/WC.

Externally there are gardens to both the front and rear, the rear garden offering a good degree of privacy and scope for landscaping.



LOUNGE
12'2 x 14'2 (3.71m x 4.32m)

KITCHEN/DINING AREA

BEDROOM,
14'3" x 8'8" (4.35m x 2.66m)

BEDROOM
14'2 x 8'0 (4.32m x 2.44m)



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 misstatement. This plan is for guidance purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown here may not be installed and the guarantee shall be void without notice.

Energy Efficiency Rating	
	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 ₂) Rating	
	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

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.

