



## 15 MEADOWSWEET LANE, DARLINGTON, DL1 1GX

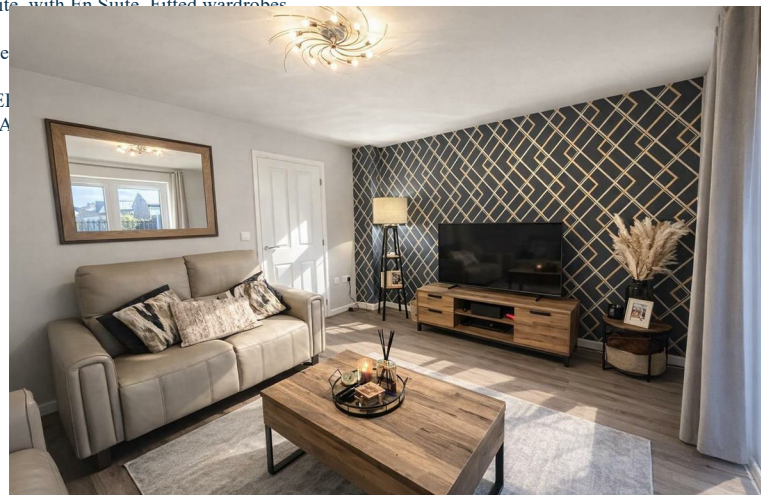
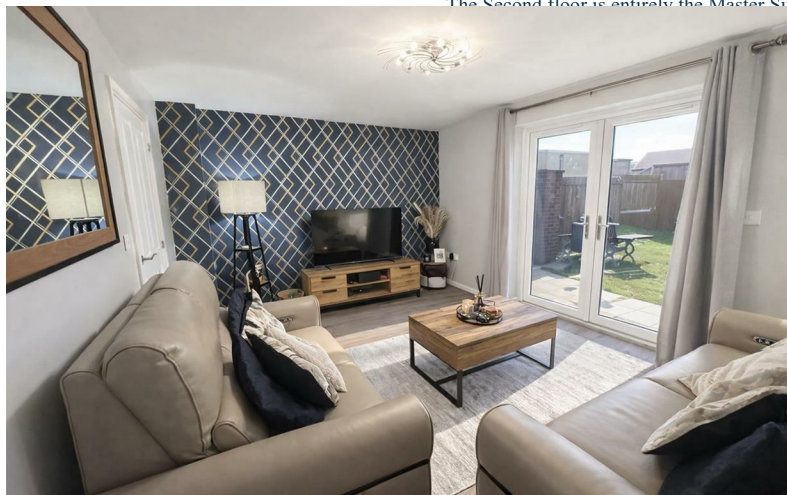
### Offers In The Region Of £185,000

Spacious living across THREE FLOORS! This Three Bedroom Semi Detached Townhouse is the ideal family home, benefitting from a large Master Suite on the top floor, including fitted wardrobes and En Suite, as well as Single Brick built Garage and off street parking. Situated on the popular Central Park development, close to Darlington's Town Centre, and with excellent transport links to Darlington Train Station.

Internally as you enter the property there is Reception Hallway, providing access to the Cloaks/wc, and the Open Plan Kitchen/Diner. The Lounge is light and airy and has double glazed french doors providing access to the rear Garden.

To the First Floor there are Two Double Bedrooms, and the family Bathroom, which is fitted with a white suite, wc and handbasin. The landing leading to the second floor could easily be used as a Home Office.

The Second floor is entirely the Master Suite, with En Suite, Fitted wardrobes



**LOUNGE**  
14'07 x 12'10 (4.45m x 3.91m )

**KITCHEN/DINER**  
14'09 x 11'07 (4.50m x 3.53m )

**W/C**  
4'11 x 3'3 (1.50m x 0.99m )

**FIRST FLOOR**

**BEDROOM TWO**  
6'6 x 5'8 (1.98m x 1.73m )

**BATHROOM**  
8'3 x 8'2 (2.51m x 2.49m )

**BEDROOM THREE**  
6'6 x 5'8 (1.98m x 1.73m)

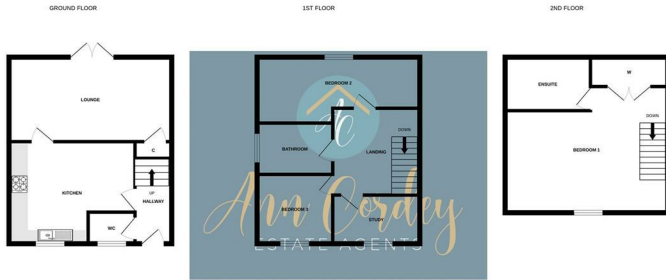
**SECOND FLOOR**

**BEDROOM ONE**  
17'03 x 14'09 (5.26m x 4.50m )

**EN SUITE**  
7'11 x 5'09 (2.41m x 1.75m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplans 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 illustrative purposes only and should be used as a guide by the prospective purchaser. The services, systems and appliances shown here are described and not guaranteed as to their quantity or efficiency can be given. Made with floorplan 32024

**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.

