



2 DAVISON ROAD, DARLINGTON, DL1 3DR

Offers In The Region Of £195,000

Occupying a generous plot within the ever-popular Harrogate Hill area of Darlington, this four bedroomed semi-detached property offers a rare opportunity to acquire a spacious family home.

The property has been modernised throughout and is presented in good condition, benefiting from gas central heating and a substantial double storey extension, creating well-proportioned and versatile living accommodation ideally suited to modern family life. Externally, there are gardens to both the side and rear, further enhancing the appeal of this sizeable home.

Conveniently positioned for a host of everyday amenities, the property lies close to well-regarded schools, local shops and the town centre,



LOUNGE
14'11" x 10'11" (4.56m x 3.34m)

DINING ROOM
14'11" x 9'1" (4.55m x 2.77m)

KITCHEN
9'11" x 13'11" (3.04m x 4.25m)

BEDROOM
14'11" x 10'11" (4.56m x 3.34m)

BEDROOM
9'1" x 9'11" (2.78m x 3.04m)

BEDROOM
8'1" x 9'11" (2.47m x 3.04m)

BEDROOM
6'0" x 8'7" (1.84m x 2.64m)

BATHROOM
5'10" x 6'0" (1.80m x 1.85m)



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency over the years.
Made with SketchUp 12.0.26

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 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

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.

