



26 WENTWORTH WAY, DARLINGTON, DL3 0JJ

Offers In The Region Of £125,000

Wentworth Way is a spacious and well-presented three bedroom mid-link property, pleasantly positioned within a quiet cul-de-sac overlooking an open green to the front. Situated within this popular residential location, the home will appeal to a variety of purchasers including first time buyers, growing families and investors alike.

The accommodation to the ground floor is both generous and practical, with a large lounge situated to the front enjoying an abundance of natural light, whilst to the rear there is a separate dining room ideal for family dining and entertaining. The kitchen has been fitted with a range of cabinets providing ample storage and workspace, and a useful ground floor cloaks/WC completes the accommodation.

To the first floor there are three extremely well-proportioned double bedrooms along with a re-fitted family bathroom/WC finished in a modern style.

Externally, the property benefits from an open plan lawned garden to the front, whilst the enclosed rear garden is designed for ease of maintenance having been paved throughout. Mature trees to the rear provide an excellent degree of privacy, and access is available via a walkway between the neighbouring properties.



HALLWAY
17'09 x 6'01 (5.41m x 1.85m)

WC
4'06 x 3'05 (1.37m x 1.04m)

LOUNGE
12'00 x 13'03 (3.66m x 4.04m)

DINING ROOM
11'04 x 9'08 (3.45m x 2.95m)

KITCHEN
12'01 x 9'07 (3.68m x 2.92m)

BEDROOM ONE
15'04 x 9'08 (4.67m x 2.95m)

BEDROOM TWO
14'00 x 13'00 (4.27m x 3.96m)

BEDROOM THREE
12'06 x 9'02 (3.81m x 2.79m)

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			
		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			
		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and not necessarily to scale for any given situation or site context. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and are provided as to their condition or efficacy only as given. Made with SketchUp 2020

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