



55 LYNTON GARDENS, DARLINGTON, DL1 4PA

Offers In The Region Of £120,000

Offered for sale with no onward chain and presented in ready to move into condition, this attractive two-bedroom semi-detached home is pleasantly situated within the ever-popular Eastbourne area of Darlington, making it an ideal purchase for a range of buyers.

The accommodation briefly comprises a welcoming lounge to the front elevation, whilst to the rear is a well-appointed kitchen/dining room fitted with a range of wall, floor and drawer units, providing ample storage and workspace. A useful ground floor WC completes the ground floor accommodation.

To the first floor are two generous double bedrooms, together with a separate WC and a well-equipped family bathroom featuring both a walk-in shower and a panelled bath.



LOUNGE
15'11 x 14'03 (4.85m x 4.34m)

KITCHEN/DINER
12'11 x 8'5 (3.94m x 2.57m)

w/c
3'4 x 3'00 (1.02m x 0.91m)

BEDROOM ONE
14'08 x 8'03 (4.47m x 2.51m)

BEDROOM TWO
9'11 x 8'4 (3.02m x 2.54m)

BATHROOM
8'5 x 4'09 (2.57m x 1.45m)

WC
6'10 x 2'10 (2.08m x 0.86m)

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual rooms, fixtures and fittings are not guaranteed and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and the guarantee is to the best of our knowledge and belief only.

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.

