



## 9 SPINNING CLOSE, DARLINGTON, DL1 1PQ

**£170,000**

We offer for sale this immaculately presented and upgraded THREE BEDROOM SEMI DETACHED PROPERTY situated in this popular area of Darlington.

The property is available with upgrades and briefly comprises of; entrance hall, lounge, kitchen / diner, ground floor wc, whilst to the first floor there are three bedrooms, the master benefitting from refitted ensuite facilities and family bathroom. Externally there are gardens front and rear as well as off street parking to the front for two cars.

Situated close to Linsfield Point with nearby access links to the A66 and local amenities, schools and shops.





LOUNGE  
15'06 x 12'01 (4.72m x 3.68m)

KITCHEN/DINER  
15'05 x 9'4 (4.70m x 2.84m)

BEDROOM ONE  
11'01 x 10'0 (3.38m x 3.05m)

BEDROOM TWO  
10'10 x 8'7 (3.30m x 2.62m )

BEDROOM THREE  
11'08 x 6'8 (3.56m x 2.03m)



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, costs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not shown and the purchaser is to make enquiries of the relevant owner prior to purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>82</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		
England & Wales		
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		
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.

