



## 119 LEYBURN ROAD, DARLINGTON, DL1 2ES

### Offers In The Region Of £125,000

We are delighted to offer for sale this immaculately presented and tastefully decorated Two Bedroomed Semi-Detached Residence, situated in the popular Harrowgate Hill area of Darlington, close to local amenities and transport routes.

Priced competitively, and boasting generous rear garden, ground floor w/c, and garage, the accommodation is warmed by Gas Central Heating, with the benefit of Double Glazing, and early viewing is recommended.

Briefly, the well presented accommodation comprises: Entrance Hallway with staircase to the first floor, Lounge with feature fireplace, Kitchen/Diner to the rear leading into a small extension which houses the ground floor w/c.





LOUNGE  
14'11 x 13'08 (4.55m x 4.17m )

KITCHEN  
14'11 x 12'04 (4.55m x 3.76m )

BEDROOM ONE  
14'11 x 11'06 (4.55m x 3.51m )

BEDROOM TWO  
12'01 x 10'03 (3.68m x 3.12m )

SHOWER ROOM  
6'8 x 5'00 (2.03m x 1.52m )

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		
	58	75
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hoxpax 12/2020

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.

