



35 BARLBY DRIVE, DARLINGTON, DL3 0QD

Offers In The Region Of £190,000

Available with no onward chain and in ready to move into order we offer for sale a modern THREE BEDROOMED end link residence which benefits from light and bright accommodation and ensuite facilities. The location is ideal within a cul-de-sac position with a driveway for two vehicles. There are regularly bus services and excellent transport links and local amenities are within walking distance also.

The property is warmed by gas central heating and fully double glazed and is neutrally decorated throughout. A brief summary of the the accommodation is as follows:- Entrance hallway, lounge overlooking the front aspect, rear hallway with a convenient



TENURE: Freehold
COUNCIL TAX: C

ENTRANCE HALLWAY

A composite door opens into the reception hallway which has the staircase to the first floor and a glazed door that leads through to the lounge.

LOUNGE

14'0" x 12'3" (4.27 x 3.74)

A spacious reception room which overlooks the front aspect and leads through to a rear hallway and the kitchen/diner beyond.

REAR HALLWAY

With access to the cloaks/WC and having a large storage cupboard.

CLOAKS/WC

With a white WC and handbasin and a tiled floor.

KITCHEN/DINER

15'8" x 9'5" (4.78 x 2.88)

The kitchen comprises of an ample range of grey gloss cabinets with complemented work surface's with stainless steel sink unit. The integrated appliances include an electric oven and hob. There is plumbing for an automatic washing machine and the central heating boiler is situated here. The room has a window to the rear and French doors which open to the garden.

FIRST FLOOR

LANDING

the landing leads to all three bedrooms and to the bathroom/WC. There is access to the attic area which is insulated.

BEDROOM ONE

9'11" x 9'3" (3.04 x 2.84)

A generous double bedroom with a window to the front aspect and having the benefit of ensuite facilities.

ENSUITE

With a mains fed shower, hand basin and WC.

BEDROOM TWO

10'11" x 8'11" (3.34 x 2.73)

Bedroom two is also of a good size and this time overlooks the rear aspect.

BEDROOM THREE

10'9" x 9'0" (3.28 x 2.75)

Bedroom three is also a sizeable room and also overlooks the rear.

BATHROOM/WC

Comprising of a white suite with panelled bath, pedestal handbasin and WC.

EXTERNALLY

the front of the property is open plan with a driveway providing off street parking for two cars. There is pedestrian access at the side of the property down to the rear garden. The rear garden is enclosed by fencing and has an easy to maintain artificial lawn and paved patio seating area. There is also a useful timber storage shed.



TOTAL FLOOR AREA: 1785 sq ft (165.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of every window, room and any other items are approximate and no responsibility is taken for any error, misstatement or misinterpretation. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee is made regarding the efficiency of any item.

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.

