



20 DARROWBY DRIVE, DARLINGTON, DL3 0GY

Offers In The Region Of £189,950

This well-presented three-bedroom semi-detached home is situated on a highly sought-after residential development, conveniently located close to a range of local amenities and within easy walking distance of the town centre.

The internal layout briefly comprises an entrance hall with access to a ground floor WC, a generous living room positioned at the front of the property, and double doors opening into a spacious kitchen and dining area. To the rear of the property there is also a conservatory providing pleasant views over the garden.



WC

LOUNGE

14'01 x 12'03 (4.29m x 3.73m)

KITCHEN/BREAKFAST ROOM

10'00 x 15'07 (3.05m x 4.75m)

CONSERVATORY

10'10 x 13'02 (3.30m x 4.01m)

BEDROOM ONE

8'6 x 13'06 (2.59m x 4.11m)

BEDROOM TWO

8'11 x 9'3 (2.72m x 2.82m)

BEDROOM THREE

8'11 x 6'0 (2.72m x 1.83m)

BATHROOM

6'3 x 6'3 (1.91m x 1.91m)



Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, reports and specifications shown have not been tested and no guarantee as to their quality or efficiency can be given. Map with copyright ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		68	
(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.

