



17 BOWES COURT, DARLINGTON, DL1 2HL

Offers In The Region Of £155,000

Delightful two-bedroom semi-detached home, ideally situated in the popular Albert Hill area of Darlington, close to local amenities, reputable schools, and excellent transport links. This well-maintained property offers spacious and versatile living accommodation, perfect for first-time buyers or those looking to downsize.

The ground floor features an entrance vestibule leading into a welcoming lounge with a feature fireplace, creating a warm and inviting space. To the rear is a modern open-plan dining kitchen fitted with a range of base and wall units, providing ample storage and workspace. A convenient downstairs W.C. completes the ground floor.

To the first floor, there are two well-proportioned bedrooms and a family bathroom.



LOUNGE

14'1" x 12'1" (4.30m x 3.70m)

KITCHEN/DINER

9'2" x 12'1" (2.80m x 3.70m)

BEDROOM ONE

11'3" x 9'10" (3.45m x 3.00m)

BEDROOM TWO

8'2" x 12'1" (2.50m x 3.70m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows and rooms etc are approximate and not exact. These plans are for general information only, prospective buyers should make their own arrangements to view the property and should be used as such by any prospective purchaser. The vendor and agent accept no responsibility for any inaccuracies contained within and no guarantee as to their operability or efficiency can be given.

Model with Energy: D25

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.

