



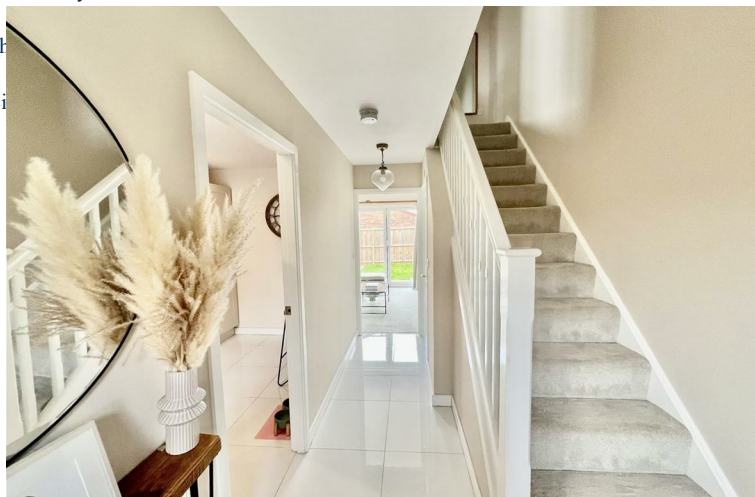
2 CHEERYBLE CHARE, DARLINGTON, COUNTY DURHAM, DL2 2WT

£150,000

This beautifully maintained two-bedroom semi-detached property offers stylish and contemporary living in a sought-after location. Perfectly suited to first-time buyers, professional couples, or downsizers, this home is ready to move straight into.

Upon entering the property, you are welcomed into a bright and inviting hallway with access to a convenient cloakroom/WC. To the front of the property, the modern kitchen/breakfast room is well-appointed with integrated appliances and ample space for dining. To the rear, the spacious lounge provides a relaxing environment, enhanced by stunning bifolding doors that open out onto a private garden—ideal for entertaining and enjoying the warmer months.

Upstairs, the property boasts two generously sized double bedrooms. The master bedroom benefits from a stylish en suite shower room, while the second bedroom is serviced by a well-finished family bathroom.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	81	
(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 CO2 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 CO2 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.

