



20 HEADINGLEY CRESCENT, DARLINGTON, DL1 2ST

Offers In The Region Of £85,000

A substantial family home is offered for sale with no onward chain. Boasting two reception rooms, good sized kitchen and a handy ground floor/WC. To the first floor there are three generous bedrooms and a family bathroom/WC.

There is also the benefit of solar panels and a fully fitted integrated alarm system.

To location within the Redhall Estate in the Haughton area is ideally placed for the local schools , there is a parade of shops



Warmed by gas central heating and double glazed.

TENURE: Freehold
COUNCIL TAX:

ENTRANCE VESTIBULE

Opening into the dining room.

DINING ROOM

With a window to the front aspect and leading to the kitchen.

KITCHEN

With a range of wall, floor and drawer cabinets.....

REAR HALLWAY

With the staircase to the first floor and access to the lounge and cloaks/WC. There is also a door to a rear porch which leads to the garden.

LOUNGE

A sizeable reception room with a window to the front aspect.

CLOAKS/WC

With WC and handbasin.

FIRST FLOOR

LANDING

The landing leads to all three bedrooms and to the bathroom/WC.

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM/WC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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.

