



60 MARINA ROAD, DARLINGTON, DL3 0AN

Offers In The Region Of £170,000

Situated in the Harrowgate Hill area, a Three Bedroomed Semi-Detached Residence.

Warmed by Gas Central Heating, with the benefit of Double Glazing, the accommodation briefly comprises: Entrance Porch, Reception Hallway with staircase to the first floor, spacious Lounge with log burner, Dining Room with double french doors leading to the Garden. The Kitchen is modern and benefits from high quality wall and floor units.

To the first floor there is a Landing area, Three Bedrooms, two of which have a range of built-in wardrobes, and the Bathroom/wc is fitted with a white suite



HALLWAY

LOUNGE

DINING ROOM

KITCHEN

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

EXTERNALLY

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	

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors or fittings are for general guidance only and are not intended to be used for any purpose other than that intended. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency over the years.
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