



12 COTTAGE MEWS, DARLINGTON, DL1 2FX

Offers In The Region Of £129,950

Occupying a lovely position within a cul-de-sac location in the Haughton area of Darlington. This TWO DOUBLE BEDROOMED mid link property will appeal to a host of buyers, from those starting out to the downsizer or an investor, and also has no onward chain.

The accommodation is spacious throughout and comprises of good sized kitchen with appliances, a generous lounge to the rear of the property and having French doors opening out onto the rear garden. To the first floor there are two double



LOUNGE
12'9 x 12'5 (3.89m x 3.78m)

KITCHEN
11'9 x 6'2 (3.58m x 1.88m)

BEDROOM ONE
12'5 x 9'10 (3.78m x 3.00m)

BEDROOM TWO
12'5 x 8'10 (3.78m x 2.69m)



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, window, counts and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are based on visual inspection and no guarantee as to their operability or efficiency can be given. Made with MyHome 5.0.0.0.

Energy Efficiency Rating	
	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	
	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.

