



37 STONEHAVEN WAY, DARLINGTON, DL1 3RG

Offers In The Region Of £155,000

Situated in the popular Whinfield area of Darlington, we are delighted to offer for sale this superb Two Bedroom Semi-Detached Residence, in ready to move into order and benefitting from an extremely large plot, ideal for the first time buyer.

Available with no onward chain, warmed by Gas Central Heating, with the benefit of Double Glazing, the accommodation briefly comprises: double glazed Entrance Porch, opening to a pleasant Dining Room, through to a fitted Kitchen, and a spacious, light and airy Lounge, Just off the Lounge is a Conservatory taking in the views of the large rear Garden.

To the first floor there is a Landing area, Two Bedrooms and a Shower Room (fitted with a white suite and walk in shower)



ENTRANCE HALL

7'01 x 3'02 (2.16m x 0.97m)

KITCHEN/DINER

15'01 x 12'01 (4.60m x 3.68m)

LOUNGE

15'00 x 10'06 (4.57m x 3.20m)

CONSERVATORY

9'06 x 9'00 (2.90m x 2.74m)

BEDROOM ONE

15'00 x 8'06 (4.57m x 2.59m)

BEDROOM TWO

12'07 x 9'11 (3.84m x 3.02m)

SHOWER ROOM

8'8 x 4'10 (2.64m x 1.47m)

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



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms 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 a guide only. As to the actual quality of efficiency can be given. Made with Measure 2009.

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.

