



Ann Cordey
ESTATE AGENTS

173 Whitby Way, Darlington, DL3 9UG
Offers In The Region Of £130,000



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This spacious and exceptionally well-maintained three-bedroom property offers generous living accommodation and benefits from both front and rear gardens, a large rear conservatory, and excellent transport links.

The accommodation briefly comprises: an inviting entrance hallway, a ground floor WC, a bright and spacious lounge open plan to the dining room, a fitted kitchen, and a large conservatory to the rear providing additional living space overlooking the garden.

To the first floor, there are three well-proportioned bedrooms and a modern shower room with WC.

The location is handy for the parade of local shops, schools are within walking distance and there are regular bus services. There are also has ease of access to Cockerton village and Darlington's town centre along with the Aldi and Marks & Spencer food hall at Westpark. There are excellent transport links to the A1M and A68.

LOUNGE

15'1" x 11'1" (4.6 x 3.4)

DINING ROOM

10'2" x 8'6" (3.1 x 2.6)

KITCHEN

9'6" x 8'10" (2.9 x 2.7)

BEDROOM ONE

13'1" x 10'9" (4m x 3.3)

BEDROOM TWO

10'9" x 10'2" (3.3 x 3.1)

BEDROOM THREE

10'2" x 6'10" (3.1 x 2.1)

CONSERVATORY

19'8" x 8'6" (6.0m x 2.6m)





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	

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.



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