



17 MEADOWSWEET LANE, DARLINGTON, DL1 1GX

Offers In The Region Of £139,950

A nearly new, modern TWO BEDROOMED SEMI DETACHED residence is offered for sale in ready to move into order. Tastefully decorated throughout and offering, light and bright, spacious accommodation.

Having a good sized kitchen to the front aspect, the lounge diner is to the rear, having views of the garden through French doors. A convenient cloaks/wc is to the ground floor also.

To the first floor, there are two DOUBLE bedrooms and a bathroom/wc with a mains fed shower and screen.



KITCHEN/DINER
7'5" x 11'7" (2.26m x 3.53m)

LOUNGE
14'6" x 10'5" (4.42m x 3.18m)

BEDROOM ONE
14'5" x 8'7" (4.39m x 2.62m)

BEDROOM TWO
14'5" x 7'8" (4.39m x 2.34m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of stairs, windows, doors 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 not shown and are guaranteed as to their condition or efficiency unless given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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.

