



52 PARKLAND DRIVE, DARLINGTON, DL3 9DU

Offers In The Region Of £250,000

We have pleasure in offering for sale this TWO BEDROOM SEMI DETACHED residence.

The property lies within easy reach of local shops and amenities, convenient bus routes and transport links with both Cockerton village and Darlington town centre within easy reach, The lounge is dual aspect enjoying views to the front and rear being light and bright, perfect for entertaining family and friends. There are two double bedrooms and modern bathroom/wc. Externally there is a garage (Measuring 29'9" x 9') and driveway allowing parking for multiple vehicles.

TENURE - FREEHOLD



A fabulous feature to this bungalow is the converted loft, currently ideal for storage with a double glazed window to the rear elevation, not only flooding the room with natural light but enjoying stunning views over the countryside. It is currently boarded with ample under eaves storage, currently split into two sections including light and power, also housing the gas boiler which has recently be refitted. The boiler is accessible from the entrance hallway via an electric operated bespoke fitted stairs which is a 'must see' and will appeal to a variety of buyers.

RECEPTION HALLWAY

The entrance door opens into the reception hallway , which has access to all of the accommodation, the staircase leading to the attic is also positioned here.

LOUNGE/DINER/KITCHEN
11'3 x 28'8 (3.43m x 8.74m)

ATTIC SPACE
16' x 12'4 (4.88m x 3.76m)

BEDROOM ONE
9'5 x 10'8 (2.87m x 3.25m)

BEDROOM TWO
9'7 x 10'8 (2.92m x 3.25m)

BATHROOM

EXTERNALLY

Externally there is a garage (Measuring 29'9" x 9) and driveway allowing parking for multiple vehicles.

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	



We have every effort 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 guidance purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given. (Date and Agency Name)

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.

