



63 LUNEDALE ROAD, DARLINGTON, DL3 9AT

Offers In The Region Of £265,000

We have great pleasure in offering for sale this Three Bedroomed Semi-Detached Residence situated in the West End of Darlington close to excellent local schooling and amenities.

Tastefully decorated and much improved by the current owners, the property boasts a rear extension allowing for a further reception room. As well as a Garden Room.

Warmed by Gas Central Heating, with the benefit of Double Glazing, the spacious family accommodation briefly comprises: Reception Hallway with balustrade staircase to the first floor, Lounge with bay window to the front aspect and feature fireplace with electric fire, refitted Kitchen with a range of units, there is also a dining area leading into the, Extension with french doors opening to the rear garden. The extension has a feature fireplace with electric fire.

To the first floor there is a Landing area, Three Bedrooms, two being doubles and both with fitted wardrobes, and the family Bathroom/wc is fitted with a white suite and shower.



LOUNGE
14'03 x 12'06 (4.34m x 3.81m)

KITCHEN/DINER
19'3 x 12'09 (5.87m x 3.89m)

EXTENSION SECOND LOUNGE
17'5 x 13'04 (5.31m x 4.06m)

BEDROOM ONE
12'06 x 9'6 (3.81m x 2.90m)

BEDROOM TWO
11'11 x 9'06 (3.63m x 2.90m)

BEDROOM THREE
8'8 x 7'03 (2.64m x 2.21m)

BATHROOM
8'5 x 7'11 (2.57m x 2.41m)

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		
	66	78
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.

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