



## 9 MOORLANDS ROAD, DARLINGTON, DL3 9JR

### Offers In The Region Of £165,000

Located on Moorlands Road and within easy walking distance of Cockerton Village, this well-presented semi-detached property offers spacious and comfortable accommodation throughout.

The ground floor features two reception rooms, ideal for both everyday living and entertaining, together with a fitted kitchen and a useful summerhouse providing additional living space.

To the first floor there are two good-sized double bedrooms, both with fitted wardrobes, and a family bathroom.



**LOUNGE**  
10'11 x 15'00 (3.33m x 4.57m)

**DINING ROOM**  
9'4 x 15 (2.84m x 4.57m)

**KITCHEN**  
8'4 x 9'9 (2.54m x 2.97m )

**SUMERHOUSE**  
12'2 x 10'6 (3.71m x 3.20m)

**BEDROOM ONE**  
10'11 x 15 (3.33m x 4.57m)

**BATHROOM**  
5'10 x 5'8 (1.78m x 1.73m )

**BEDROOM TWO**  
12'5 x 9 (3.78m x 2.74m)



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Hectoprint 02/20

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.

