



16 NEVILLE CLOSE, GAINFORD, DARLINGTON, DL2 3DF

Asking Price £207,000

Situated in the popular village location of Gainford, we have pleasure in offering for sale this modern THREE BEDROOMED, mid-link residence. The property is immaculate and neutrally decorated throughout, situated in a popular village location and will have great appeal in today's market.

The accommodation is light and bright, and flows well. Having a well proportioned Kitchen/diner being to the rear of the property, which enjoys views of the garden.

The kitchen has a range of light cabinets which are complimented perfectly work surfaces. There is also a very convenient ground floor cloaks/wc. The Lounge is to the front and generous in size.



LOUNGE
23'06 x 15'00 (7.16m x 4.57m)

KITCHEN/DINER
22'00 x 7'10 (6.71m x 2.39m)

BEDROOM THREE
9'3 x 6'7 (2.82m x 2.01m)

BEDROOM TWO
11'08 x 8'6 (3.56m x 2.59m)

BEDROOM ONE
15'00 x 9'03 (4.57m x 2.82m)



While every effort has been made to ensure the accuracy of the foregoing particulars, measurements of floor, window, doors 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 not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency is given.
Issue 10th September 2024

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(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	
	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	
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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.

