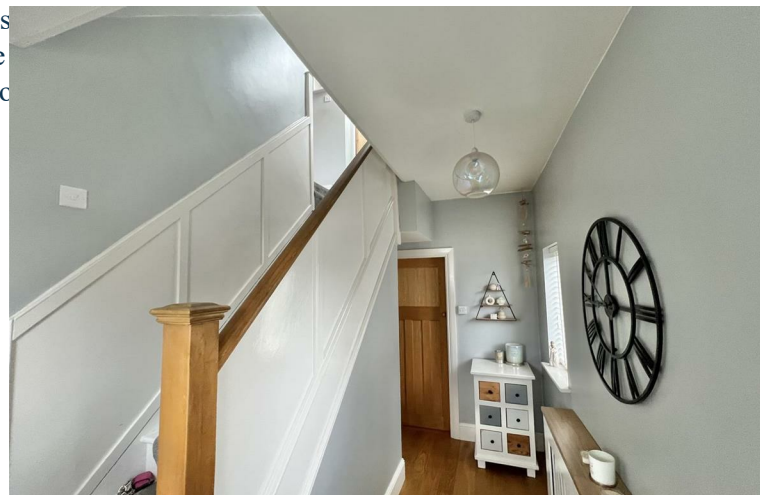




3 BRIAN ROAD, DARLINGTON, DL1 3DB

Offers In The Region Of £135,000

We are delighted to offer for sale this beautifully presented two-bedroom semi-detached property, ideally situated in a quiet cul-de-sac within the sought-after Harrowgate Hill area of Darlington. Perfectly suited to first-time buyers, this charming home is tastefully decorated throughout and offers comfortable, well-planned living accommodation. To the front of the property is a private driveway providing off-street parking, while to the rear, there is a pleasant enclosed garden—ideal for relaxing or entertaining. Internally, the property comprises an inviting entrance hallway, a bright and welcoming lounge, a stylish ground floor shower room, and a spacious kitchen/diner with access to the rear garden. To the first floor, there are two well-proportioned bedrooms—one to the front and one overlooking the rear garden—as well as a separate WC for added



GROUND FLOOR

1ST FLOOR



3, BRIAN ROAD DARLINGTON, DL1 3DB

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, room 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 any prospective purchaser. The various systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with SmartDraw 12/2023

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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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.

