



27 MARWOOD CRESCENT, DARLINGTON, DL3 0JU

Offers In The Region Of £165,000

Situated in this delightful and very popular location within the Cockerton area, we are pleased to offer for sale this Three Bedroomed Semi-Detached Residence, which would benefit from a refurbishment programme.

Viewing is highly recommended at the earliest opportunity.

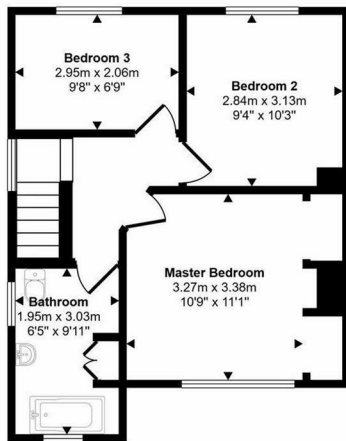
Warmed by Gas Central Heating, and with the benefit of Double Glazing, the accommodation briefly comprises: Reception Hallway with staircase to the first floor, Lounge with double glazed bay window to the front aspect, Dining Room with double doors sliding doors overlooking the rear garden, and separate fitted Kitchen.





Ground Floor
Approx 56 sq m / 600 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



First Floor
Approx 42 sq m / 452 sq ft

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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	



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.

