



## 92 DAVISON ROAD, DARLINGTON, DL1 3DR

### Offers In The Region Of £110,000

A light and bright, spacious Two bedroom semi detached is available for sale with no onward chain and situated in the popular Harrowgate Hill area of Darlington.

Having easy maintained gardens with the rear attracting a great deal of the summer sunshine. The property has a modern bathroom but is in need of some further modernization .Warmed by gas central heating and been fully double glazed.

A brief summary of the accommodation which is on offer is as follows the entrance hallway opens into the lounge which has a bay window to the front aspect. A further Kitchen/Diner is situated to the rear and french doors that open out onto a the rear Garden.

To the first floor there are two bedrooms, the master bedroom is fitted with wardrobes and the bathroom is modern fitted with a white suite and has a mains fed





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, heights and other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The correct system and appearance of fixtures and fittings should be confirmed as to their quantity or efficiency can be given. Made with Merge 3.0.25

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		55	
(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 <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			
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.

