



11 HARTFORD ROAD, DARLINGTON, DL3 8HE

Offers In The Region Of £245,000

We have pleasure in marketing this competitively priced and EXTENDED FOUR BEDROOM SEMI DETACHED property superbly positioned in the heart of the prestigious West End of Darlington which falls within the catchment area of excellent schooling. Properties of this location are considered in high demand and we anticipate this to be no exception with early viewings highly recommended to avoid disappointment but, also to appreciate the potential of this home.

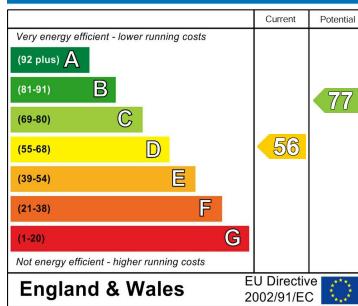
It is in need of some modernization which has been reflected within the asking price and, in our opinion, will certainly appeal to a variety of buyers including a growing family. It benefits from uPVC double glazing, Central heating and Garage which can be



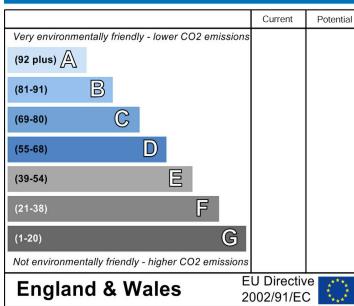


Whilst every care has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Prospective purchasers are advised to make their own investigations.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.

