Ann Cordey
ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com

AC

62 HARRISON TERRACE, DARLINGTON, DL3 6QH

Offers In The Region Of £80,000

Situated in the Denes area of Darlington in one of the most desirable positions close to Brinkburn Road area and being handy for local shops and amenities, Harrison Terrace is available with no onward chain and is tastefully decorated being in ready to move into order.

TENURE: Freehold
COUNCIL TAX: A

LOUNGE
A light and bright reception room having a UPVC bay window to the front aspect having a feature fireplace making a lovely focal point of the room.

KITCHEN
Fitted with an ample range of white wall,floor and drawer cabinets with complimentary black worksurfaces and stainless steel sink unit with electric oven and gas hob and a door leading out to the rear courtyard.

BATHROOM/WC
Fitted with a white suite to include a panelled bath with over the bath mainsfed shower , pedestal hand basin .

FIRST FLOOR

BEDROOM ONE
A generous master bedroom with a UPVC window to the front aspect.
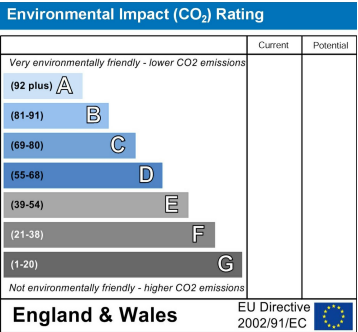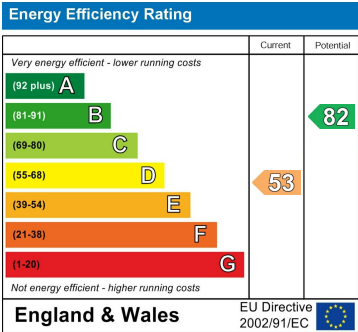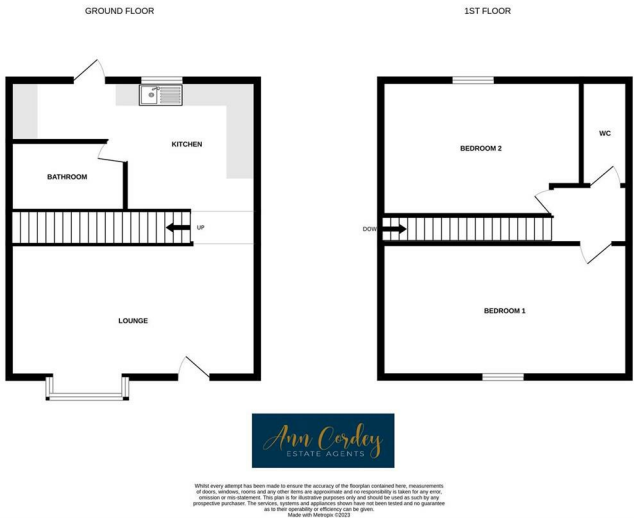
BEDROOM TWO
A spacious single room with a UPVC window overlooking the rear.

SEPARATE WC
With a low level Wc and hand basin.

EXTERNALLY
The rear yard is enclosed and easily maintained having two storage sheds and timber gate giving access to the rear service lane.

GROUND FLOOR

1ST FLOOR

KITCHEN
BATHROOM
UP
LOUNGE

BEDROOM 2
WC
DOWN
BEDROOM 1

Ann Cordey
ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	53	
(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

NAEA
National Association of Estate Agents

The Property Ombudsman