



360 YARM ROAD, DARLINGTON, DL1 1XL

Offers In The Region Of £135,000

We are delighted to offer for sale this **THREE BEDROOM SEMI DETACHED** property, boasting a large garden to the rear, as well as a driveway for off street parking and a detached Garage. The property would benefit from modernization but is available with **HUGE** potential to improve. Situated in the ever popular Eastbourne area of Darlington and available with **NO ONWARD CHAIN**.



LOUNGE
15'8" x 11'10" (4.79 x 3.62)

DINING ROOM
12'1" x 12'0" (3.70 x 3.67)

KITCHEN
8'8 x 6'11 (2.64m x 2.11m)

BEDROOM ONE
14'7" x 10'8" (4.46 x 3.26)

BEDROOM TWO
12'0" x 11'10" (3.67 x 3.62)

BEDROOM THREE
9'9" x 7'7" (2.97m x 2.31m)

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	



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and any other items that 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 here and been installed and are guaranteed as to their condition at the time of completion.
Made with Metropac CAD2005

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.

