

13 Duke Street, Darlington, County Durham, DL3 7RX Tel: 01325 488433

Email: sales@anncordey.com

www.anncordey.com





22 FARNHAM DRIVE, DARLINGTON, DL3 0RS

Offers In The Region Of £225,000

Situated on the Oakfield Lodge development, just off Brinkburn Road, this Three Bedroomed Detached Residence boasts ready to move into accommodation, laminate flooring throughout the ground floor, useful cloaks/wc, gardens front and rear, and integral garage. The property has the benefit of not being overlooked to the rear, three good sized bedrooms, the largest of which boasts en-suite facilities. The property is offered with no onward chain and we would suggest viewing at your earliest convenience.

Warmed by Gas Central Heating, and with the benefit of Double Glazing, The accommodation briefly comprises: Entrance Vestibule opening to the Lounge, which is bright and airy, neutrally decorated, and with laminate flooring and bay window overlooking the front aspect, door opening to the Rear Hallway with 'Dog Leg' staircase to the first floor, separate Dining Room, which enjoys views over the rear garden through the sliding patio doors, Cloaks/wc fitted with a white suite, and finally the Kitchen, which has a window to the rear and door providing access to the rear garden, the kitchen has been refitted with a range of beech effect units, complimentary work surfaces and integrated appliances, finished with attractive tiled

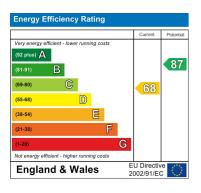


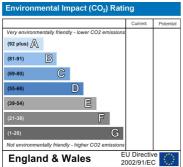


GROUND FLOOR 1ST FLOOR



White very altering has been made to ensure the accuracy of the flooplan contained here, measuremer of doors, revidency, rooms and any other mens are appreciations and no responsibility is staten for any enomission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been tested and no guarant as to their operatibility or efficiency can be given.





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.







