



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 surrounds.

To the first floor there is a Landing area. Three generous Bedrooms, bedroom one is the largest boasting En Suite facilities, including double shower cubicle, bedroom two and bedroom




GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, levels and any other items are approximate and no responsibility is taken for any misrepresentation or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended to be guaranteed as to their operation or efficiency under test given.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(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

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.

