



57 SANDRIGGS, DARLINGTON, DL3 0TZ

Offers In The Region Of £140,000

An extended TWO BEDROOMED semi-detached residence is situated in a tree lined street within the popular Cockerton area of Darlington. Tastefully decorated throughout and in ready to move into order the home offers stylish and spacious accommodation throughout.

With a spacious Lounge to the front. To the rear there is an extended Kitchen/Dining room which is open plan and there is room for a dining table. The Kitchen itself is fitted with a range of units and there is a door leading to the rear garden. To the first floor there are two double bedrooms and a Bathroom/wc fitted with a white suite.





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and should not be relied upon for any event of omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agent and estate agent accept no responsibility for any inaccuracy and no guarantee as to the accuracy of the floorplan can be given.

Made with Metrixin C200

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	

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.

