



119 NEWTON LANE, DARLINGTON, DL2 2RX

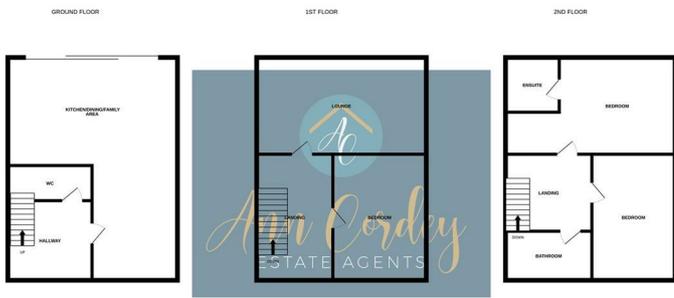
Offers In Excess Of £170,000

****NO ONWARD CHAIN****

Situated on a modern development and built to exacting standards we have pleasure in offering for sale a spacious THREE/FOUR BEDROOMED DETACHED residence. Boasting neutral decor and having a quality finish through with the remainder of NHBC guarantee in place.

Situated in the West Park area of Darlington, the property is in ready to move into order, and ideally placed for access to the local shops and supermarkets of the area, the local schools are on hand along with a well regarded pub/restaurant. There are excellent





Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or other discrepancy. This plan is for guidance purposes only and should be used in conjunction with any supplementary plans. The plan is not to scale. Measurements are to the best of our knowledge and we guarantee as to their accuracy or efficiency can be given. Made with Mortgage 32023

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.

