



## 7 NEWLANDS ROAD, DARLINGTON, DL3 9JL

### Offers In The Region Of £165,000

Newlands Road presents an exciting opportunity to acquire a mature three-bedroom semi-detached home, now available with vacant possession and no onward chain.

The property has been a much-loved home and offers great potential for modernisation, allowing any buyer to put their own stamp on it. Inside, you'll find two spacious reception rooms, a good-sized kitchen, three well-proportioned bedrooms, and a Bathroom/WC.

Externally, the property enjoys pleasant gardens to the front and rear, along with a driveway and single garage for off-street parking.





LOUNGE  
12'02 x 13'10 (3.71m x 4.22m )

DINING ROOM  
11'06 x 14'00 (3.51m x 4.27m )

KITCHEN  
13'05 x 7'03 (4.09m x 2.21m)

BEDROOM ONE  
13'05 x 11'03 (4.09m x 3.43m)

BEDROOM TWO  
11'07 x 11'04 (3.53m x 3.45m)

BEDROOM THREE  
10'09 x 7'02 (3.28m x 2.18m)

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given.  
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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.

