



## 2 POULTON CLOSE, DARLINGTON, DL3 0QJ

### Offers In The Region Of £185,000

A modern spacious THREE BEDROOMED property has a great appeal with its well planned and generous accommodation stylishly decorated by the current owners. Occupying a pleasant position in a cul-de-sac and is ideally placed to access local amenities and transport links with neutral decor throughout with a spacious modern kitchen/diner. Boasting Three generous Bedrooms. In addition there is a delightful garden to the rear and parking for two vehicles to the front.

Warmed by gas central heating and fully double glazed, the attraction of this easily maintained and ready to move into property is easy to see. We anticipate interest from a range of buyers to include down sizers, small families or first time buyers, viewing is highly recommended. A brief summary of the accommodation is as follows, entrance hallway leading to the lounge which is of a good size and overlooks the front



**LOUNGE**  
13'3 x 11'11 (4.04m x 3.63m)

**KITCHEN/DINER**  
12'01 x 15'03 (3.68m x 4.65m )

**BEDROOM ONE**  
11'2 x 15'4 (3.40m x 4.67m)

**BEDROOM TWO**  
10'06 x 8'6 (3.20m x 2.59m)

**BEDROOM THREE**  
9'10 x 6'7 (3.00m x 2.01m )

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.

