



## **205 LONGFIELD ROAD, DARLINGTON, DL3 0HS**

**Offers In The Region Of £99,950**

Occupying a generous plot in the popular Harrowgate Hill area of Darlington, This well maintained and spacious THREE BEDROOM END OF TERRACE is not to be missed!

With Gardens to both the side and rear, three good sized bedrooms and ample living space. This property makes for the ideal Investment/First time buy.



## RECEPTION HALLWAY

Allowing access to the Lounge, Kitchen/Diner and Staircase to the First Floor.

## LOUNGE

**16'1 x 13'00 (4.90m x 3.96m)**

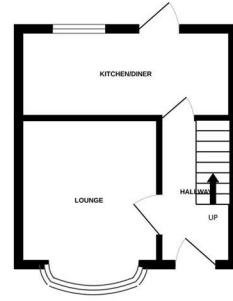
With Double Glazed bay window to the front aspect.

## KITCHEN/DINER

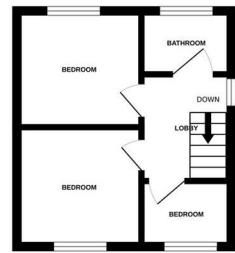
**18'6 x 6'11 (5.64m x 2.11m)**

Fitted with an ample range of white wall, floor and drawer cabinets with complimentary work surfaces and stainless steel sink unit. The room is spacious easily accommodating for a family dining table. There are double glazed windows overlooking the rear and door accessing the rear Garden.

GROUND FLOOR



1ST FLOOR



## FIRST FLOOR

### BEDROOM ONE

**12'00 x 10'08 (3.66m x 3.25m)**

Double Glazed window to the front aspect.

### BEDROOM TWO

**10'11 x 9'7 (3.33m x 2.92m)**

Double glazed window to the rear aspect.

### BEDROOM THREE

**9'3 x 8'7 (2.82m x 2.62m)**

Double glazed window to the front aspect.

### BATHROOM/WC

Fitted with a white suite to include a panelled bath with over the bath shower and screen. There is a low level WC and pedestal hand basin.

## EXTERNALLY

Large corner plot with front forecourt, side and rear garden. The Gardens are paved for ease of maintenance .

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(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		
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.

