



**26 EDGEMOOR ROAD, DARLINGTON, DL1 4QU**

**£105,000**

Generously proportioned Three Bedroomed Semi-Detached Residence situated in the Eastbourne area of Darlington.

Occupying a large corner plot with potential to improve, the property comprises of; Hallway, Lounge, Kitchen, Utility, Wet Room. To the first floor there are three bedrooms and W/C.



**BATHROOM**

6'1 x 5'0 (1.85m x 1.52m )

**LOUNGE**

16'0 x 10'0 (4.88m x 3.05m )

**KITCHEN**

14'0 x 8'4 (4.27m x 2.54m )

**UTILITY ROOM**

6'0 x 6'0 (1.83m x 1.83m )

**BEDROOM**

13'0 x 10'4 (3.96m x 3.15m )

**BEDROOM**

13'0 x 9'0 (3.96m x 2.74m )

**BEDROOM**

8'7 x 7'0 (2.62m x 2.13m )

**WC**

5'0 x 3'0 (1.52m x 0.91m )

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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Whilst every attempt 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 mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The vendor, its agents, representatives, contractors and the estate agents are not responsible for any error or omission. Measurements are approximate and no guarantee as to their accuracy or efficiency can be given. Made with MyHome 2020.

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