



123 HUNDENS LANE, DARLINGTON, DL1 1JF

Offers In The Region Of £145,000

The property is entered via an entrance porch with a double-glazed door and stairs leading to the first floor. Inside, the living room is spacious, light, and airy, featuring a fireplace with an electric fire. A separate formal dining room with feature flooring leads to the inner hall, which includes a useful understairs storage cupboard and a cloakroom/WC fitted with a modern two-piece suite.

A generously sized, fully double-glazed conservatory with feature flooring and double French doors opens onto the rear garden. Off the dining room is a ground-floor shower room with fully tiled feature walls and flooring, a contemporary two-piece suite, an overhead rainfall shower, and a useful shelved linen cupboard.

The kitchen has been refitted with a high-quality range of high-gloss units and contrasting work surfaces and a side door leading to the mature, corner-sited gardens.



LOUNGE
16'0 x 14'07 (4.88m x 4.45m)

DINING ROOM
8'6 x 8'2 (2.59m x 2.49m)

SHOWER ROOM
8'2 x 6'2 (2.49m x 1.88m)

KITCHEN
13'8 x 7'7 (4.17m x 2.31m)

WC

CONSERVATORY
13'9" x 9'0" (4.2 x 2.76)

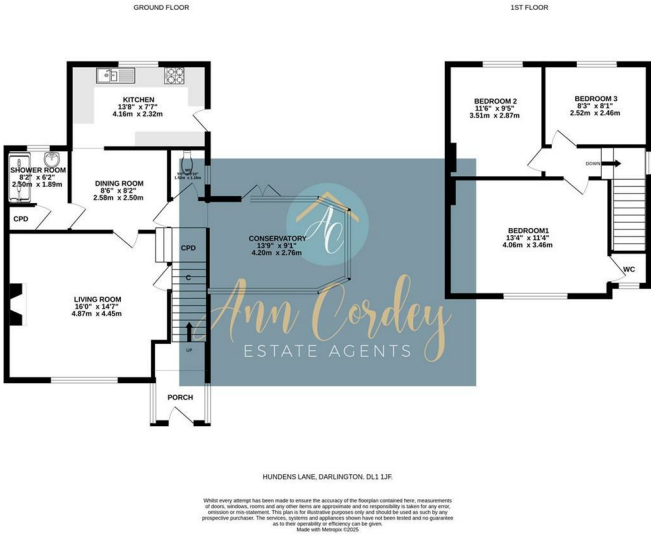
BEDROOM ONE
13'4 x 11'4 (4.06m x 3.45m)

BEDROOM TWO
11'6 x 9'5 (3.51m x 2.87m)

BEDROOM THREE
8'3 x 8'1 (2.51m x 2.46m)

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		
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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



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