



## 7 Sawley Close , Darlington, DL3 9TX

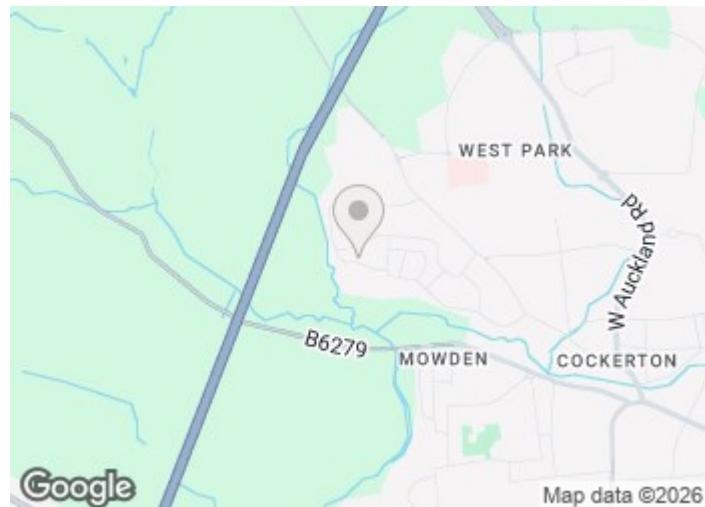
Welcome to this charming end-terrace house located in the desirable area of Cockerton, Darlington. This delightful property boasts a generous 797 square feet of living space, making it an ideal home for families or those seeking a comfortable living environment.

**£125,000**

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- Quiet residential area
- West facing
- Sunroom
- Solar panels & Storage Batteries

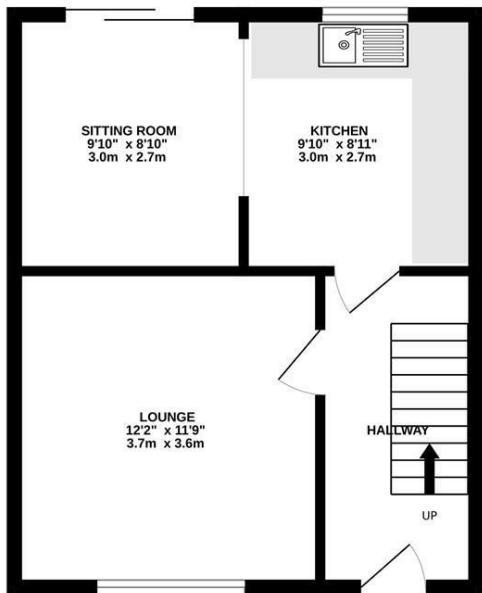


## Directions

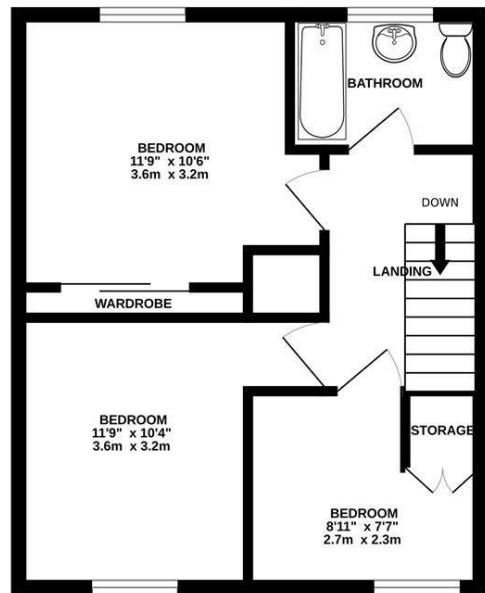


## Floor Plan

GROUND FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



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move

TOTAL FLOOR AREA : 781 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82	84
(81-91)	B		
(70-80)	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	79	79
(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	