



**** MOVE BEFORE STAMP DUTY HOLIDAY ENDS ****

VIDEO TOUR A fabulous opportunity to acquire this competitively priced three bedroom mid terrace property pleasantly situated within walking distance of the town centre, railway station and has good transport links to the A66 and A1(M). The home has been well maintained by the current owners and provides spacious living accommodation.

The home benefits from gas central heating, uPVC double glazing and is still covered under the NHBC warranty. We have no hesitation in recommending an internal viewing to appreciate what this home has to offer and, in our opinion, will appeal to a variety of buyers including first time buyers, growing families or as an investment opportunity.

GROUND FLOOR

An entrance vestibule leads to the lounge which is considered a good size. The kitchen/diner is well equipped with base and wall units, stainless steel oven and hob, stainless steel sink unit with mixer tap, integrated fridge freezer and dishwasher. There is a useful w.c and under stairs storage cupboard.

FIRST FLOOR

The landing leads to two good sized bedrooms, both considered a good size. The bathroom is well equipped with three piece suite including bath, wash hand basin and w.c.

SECOND FLOOR

Accessing to the second floor is the master bedroom which benefits from an en-suite, benefiting from shower, wash hand basin and w.c.

EXTERNALLY

There is a driveway to the front allowing for off street parking and garden to the rear which is mainly laid to lawn.

Greener Drive, Darlington, DL1 5JP
3 Bed - House - Townhouse
£150,000

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 SALES • LETTINGS • AUCTIONS • SURVEYS

ENTRANCE VESTIBULE

LOUNGE

KITCHEN/DINER

GROUND FLOOR W.C.

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BATHROOM/W.C.

GARDEN

FRONT ELEVATION



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-151 kWh/m ² /year	A		94
81-101	B	82	
65-80	C		
55-64	D		
45-54	E		
35-44	F		
25-34	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			