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Whitebridge Drive  
Darlington, DL1 3TY

**Offers in the region of £159,950**

House - Semi-Detached  
2 Bedroom/s  
1 Bathroom/s

Located within the popular Ashbrooke estate tucked away in a quiet, cul-de-sac location, benefiting from a corner plot, parking and a south facing garden. The property has been upgraded by the current owner and is extremely well presented throughout. The internal accommodation briefly comprises entrance hallway, living room, kitchen with useful breakfast bar area. The first floor landing gives access to two bedrooms along with a modern bathroom. Overall, a very pleasant home. Viewing is by appointment only.





- SOUTH FACING REAR GARDEN
- CUL-DE-SAC LOCATION
- WELL PRESENTED THROUGHOUT
- DRIVEWAY AND GARAGE
- POPULAR RESIDENTIAL LOCATION
- MODERN INTERIOR

**GENERAL INFORMATION:**

Tenure: Freehold

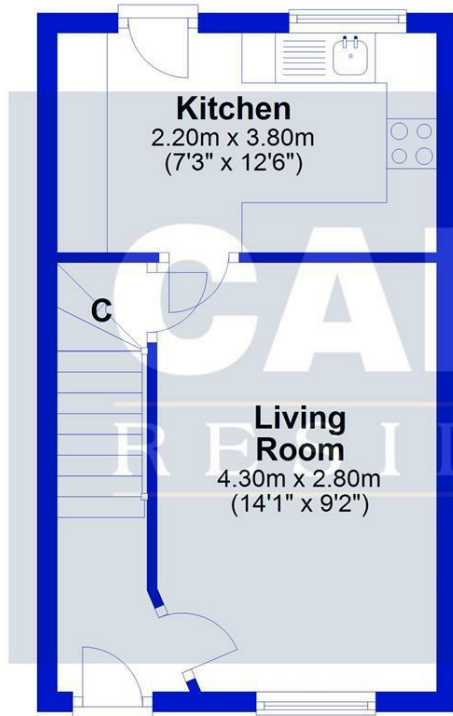
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

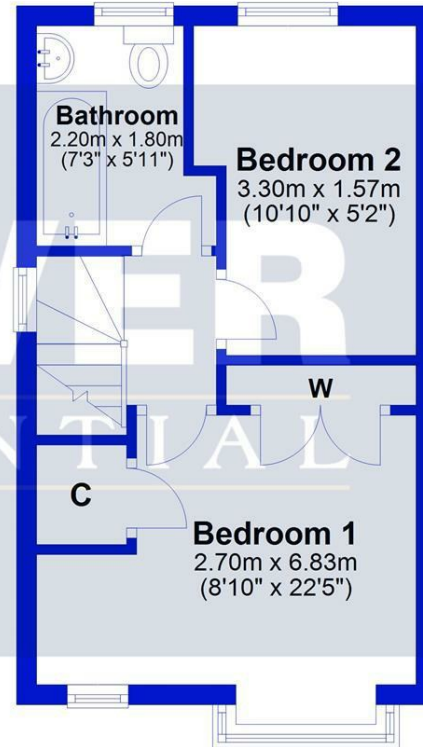
## Ground Floor

Approx. 25.1 sq. metres (270.0 sq. feet)



## First Floor

Approx. 24.3 sq. metres (261.3 sq. feet)



Total area: approx. 49.4 sq. metres (531.3 sq. feet)

For identification purposes only. Not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		74	
(69-80) 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	

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MAB 6202



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