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Bridge Road  
Darlington, DL3 8TJ

**Offers in the region of £250,000**

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



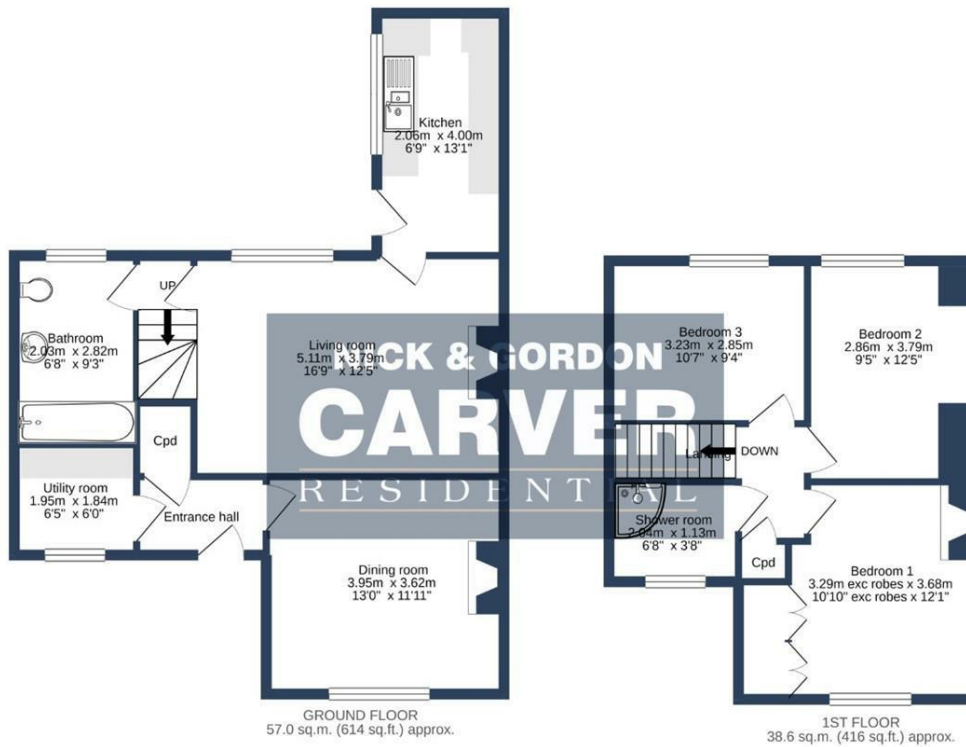
A property with a countryside feel and character which should be viewed to be fully appreciated. The internal accommodation briefly comprises entrance hallway, two reception rooms (both with log burning stoves), recently fitted farmhouse style kitchen, utility room and bathroom. To the first floor there are three double bedrooms and first floor shower room. Externally there is a driveway with double gates (No. 18 has a right of access over the land to the rear) which leads to off street parking. The rear garden, which is surrounded with recently installed fencing, has been landscaped to a high standard and has a southerly aspect. The property has countryside views to the rear and has easy access to the A1 and A66.







- COUNTRYSIDE VIEWS TO THE REAR
- LANDSCAPED REAR GARDEN
- RECENTLY UPGRADED KITCHEN
- BATHROOM AND SEPARATE SHOWER ROOM
- OFF STREET PARKING TO THE REAR
- TWO LOG BURNING STOVES
- RECENTLY INSTALLED BOILER



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TOTAL FLOOR AREA : 95.7 sq.m. (1030 sq.ft.) 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) <b>A</b>			73
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	
(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	

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MAB 6202



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