

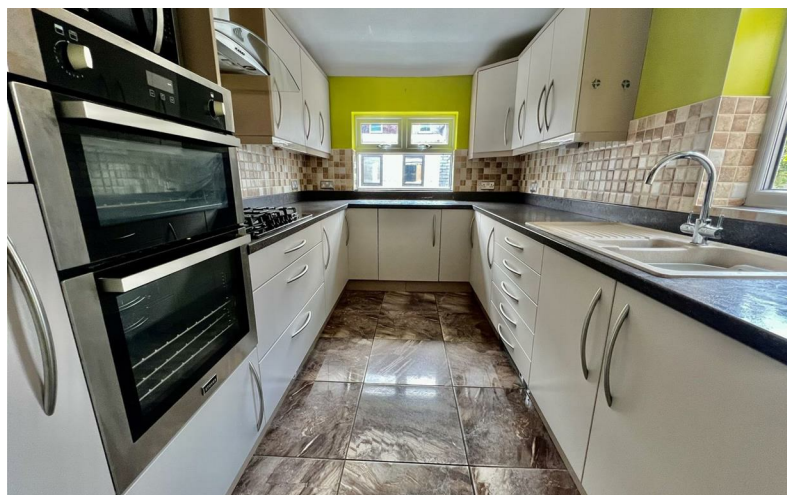


14 VERNON GARDENS, DARLINGTON, DL1 3ED

Offers In The Region Of £130,000

AVAILABLE WITH NO ONWARD CHAIN!

We offer for sale this **IMPRESSIVE THREE BEDROOM MID-TERRACE PROPERTY**, offering impress living space, suited to a variety of buyers this home is perfect for family living.



Warmed by gas central heating and being fully double glazed. The property would make a wonderful family home.

The Harrowgate Hill area is always popular as it offers a host of local shops and amenities with good local schools close by and excellent transport links to Darlington's town centre, the A1M and the A66 towards Teesside.

TENURE: FREEHOLD
COUNCIL TAX : A

ENTRANCE HALLWAY

The front door opens into the entrance vestibule area with a door leading into the hall with access to the lounge and dining room and staircase leading to the first floor.

LOUNGE

15'00 x 14'02 (4.57m x 4.32m)

A bright and spacious reception room with bay window , there is a feature fireplace with gas fire to cast a cosy glow when needed.

DINING ROOM

14'05 x 13'10 (4.39m x 4.22m)

Easily accommodating a large family dining table, with access to understairs storage cupboard and door leading to the kitchen.

KITCHEN

15'03 x 7'10 (4.65m x 2.39m)

Fitted with modern wall, floor and drawer cabinets with complimentary work surfaces and textured sink unit. The integrated appliances include a double gas oven and hob. There is space for a fridge/freezer and washing machine. There is a UPVC window to the rear and a door leading out.

FIRST FLOOR LANDING

Leading to all three bedrooms and shower room/wc. There is fitted wardrobes for storage.

BEDROOM ONE

14'05 x 9'08 (4.39m x 2.95m)

A spacious master bedroom with window to the front aspect.

BEDROOM TWO

10'09 x 9'11 (3.28m x 3.02m)

A further double room with fitted cupboard and window to the rear aspect.

BEDROOM THREE

11'03 x 6'11 (3.43m x 2.11m)

A sizeable single room with window to the front aspect.

SHOWER ROOM/WC

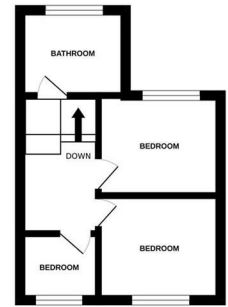
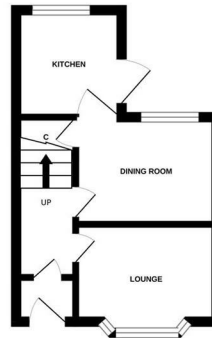
Fitted with a white suite to include a walk in shower cubicle with mains fed shower , there is a pedestal hand basin and low level WC.

EXTERNALLY

The front of the property is enclosed by a brick built wall and designed for ease of maintenance being paved. There rear yard is also paved with storage shed and a timber gate leading to the rear service lane.

GROUND FLOOR

1ST FLOOR



Weed every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown are not shown tested and no guarantee as to their quantity or efficiency can be given. Made with MetrePro 2020

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			
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	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

