



8 MARSHALL STREET, DARLINGTON, DL3 6NN
Offers In The Region Of £125,000

This well presented **FOUR BEDROOM** end terraced property lies within the Denes area of Darlington close to local amenities.

The Denes area is very convenient for local shops and schools, ease of access to Darlington town centre and also to Cockerton and West Park and under the railway bridge at Whessoe Road to the shops and supermarkets of North Road and there are regular bus services and excellent transport links.



Warmed by Gas central heating and with the benefit of Double Glazing.

ENTRANCE HALLWAY

The wood entrance door opens into the reception hallway which has access into the Lounge and Dining room.

LOUNGE

A spacious reception room , having a UPVC bay window to the front aspect .

DINING ROOM

Easily accommodating a large family dining table having a UPVC window to the rear and access into the Kitchen. There is access to the cellar .

KITCHEN

Fitted with an ample range of white wall, floor and drawer cabinets, there are two sinks and a UPVC window to the side . The free standing appliances include an electric oven and hob. There is access from the kitchen into the utility room.

UTILITY ROOM

A handy addition to any family home , having a wood door leading to the rear yard and access into a handy storage cupboard.

CELLAR

A further reception room which can be used for further storage or soft seating / Hobby Room / Office.

FIRST FLOOR LANDING

Leading to all four bedrooms and bathroom/WC. There is the staircase leading to the attic situated here.

BEDROOM ONE

A spacious master bedroom having a UPC window to the front aspect.

BEDROOM TWO

A further double bedroom, this time having a UPVC window to the rear.

BEDROOM THREE

A sizeable single room having a UPVC window to the front aspect.

BEDROOM FOUR

A further single room, having a UPVC window to the rear.

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.

ATTIC

With a staircase leading from the landing , a handy space for crafts/hobby room or additional easy access storage.

EXTERNALLY

The rear yard is paved and has a up and over garage door leading to the rear service lane.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, 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 for any prospective purchase. The fixtures, fittings and appliances shown here are not to be taken as a guarantee as to their operation or inclusion, save for green.

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	

