



22 LINGFIELD GREEN, DARLINGTON, DL1 1DD

Offers In The Region Of £125,000

Situated in the ever popular Eastbourne area of Darlington and available with No Onward Chain, we are delighted to offer for sale this **THREE BEDROOM** semi detached property. Benefitting from a large plot tucked away in a quiet cul de sac.

Internally the property comprises of; Reception Hallway, Lounge, Dining Room, Kitchen. To the first floor there are Three Bedrooms and a Bathroom.

Externally the property benefits from front, rear and side Gardens on a large plot. There is currently a brick built greenhouse to the rear.



HALLWAY

LOUNGE

15'01 x 9'05 (4.60m x 2.87m)

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

DINING ROOM

13'9 x 10'02 (4.19m x 3.10m)

Easily accommodating a large family dining table and soft seating . The room has two UPVC windows to the side and rear.

KITCHEN

15'5 x 7'09 (4.70m x 2.36m)

Fitted with an ample range of oak effect wall, floor and drawer cabinets with complimentary worksurfaces and marble sink unit.

FIRST FLOOR

Leading to all three bedrooms, bathroom and separate WC.

BEDROOM ONE

12'07 x 9'7 (3.84m x 2.92m)

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

BEDROOM TWO

9'5 x 9'00 (2.87m x 2.74m)

A further double bedroom having a UPVC window to the front aspect.

BEDROOM THREE

9'00 x 7'01 (2.74m x 2.16m)

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

BATHROOM

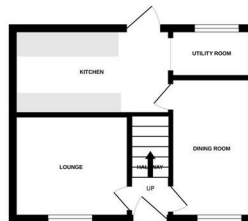
Fitted with a white suite to include a panelled bath with pedestal hand basin . There is a over the bath mains fed shower and UPVC window.

SEPARATE WC

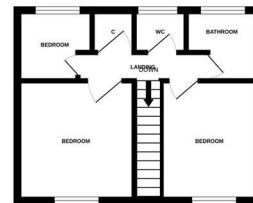
EXTERNALLY

The garden to the front is mainly laid to lawn enclosed by hedging. The rear garden is of a good size and mainly lawn.

GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, 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 general guidance only and should be used in conjunction with the property particulars. The services, systems and appliances shown have not been tested and no guarantee is made that they will function as shown.

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	84

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.

