



118 JEDBURGH DRIVE, DARLINGTON, DL3 9UW

Offers In The Region Of £90,000

We are pleased to present this Three bedroom terraced property situated in the popular Branksome area of Darlington, with nearby amenities and schools.

The internal floorplan is spacious throughout and comprises; ground floor entrance porch with WC, inner hallway, lounge with through dining room and kitchen. Three bedrooms and a family bathroom to first floor. Enclosed rear garden with a brick outhouse



ENTRANCE PORCH

The UPVC entrance door opens into the entrance porch which has access to the WC and reception hallway.

WC

Fitted with a low level WC and wash hand basin with UPVC window to the front.

RECEPTION HALLWAY

The hallway has access to the Kitchen and Lounge The staircase leading to the first floor is situated here.

LOUNGE

12'9 x 12'00 (3.89m x 3.66m)

A spacious reception room , having a feature fireplace with electric fire and UPVC window to the front aspect.

KITCHEN

11'00 x 9'07 (3.35m x 2.92m)

Fitted with a range of oak effect wall, floor and drawer cabinets with comp;imeary work surfaces and stainless steel sink unit. There is a UPVC window overlooking the rear and a door leading to the rear garden.

DINING ROOM

10'10 x 9'08 (3.30m x 2.95m)

Easily accommodating a large family dining table with a UPVc window to the rear.

FIRST FLOOR LANDING

Leading to all three bedrooms and bathroom/wc.n

BEDROOM ONE

12'03 x 11'10 (3.73m x 3.61m)

A spacious master bedroom , having fitted wardrobes and a UPVC window to the front aspect.

BEDROOM TWO

11'02 x 9'08 (3.40m x 2.95m)

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

BEDROOM THREE

9'5 x 8'6 (2.87m x 2.59m)

A sizeable single bedroom , with s UPVc window to the front aspect and a handy storage cupboard.

BATHROOM/WC

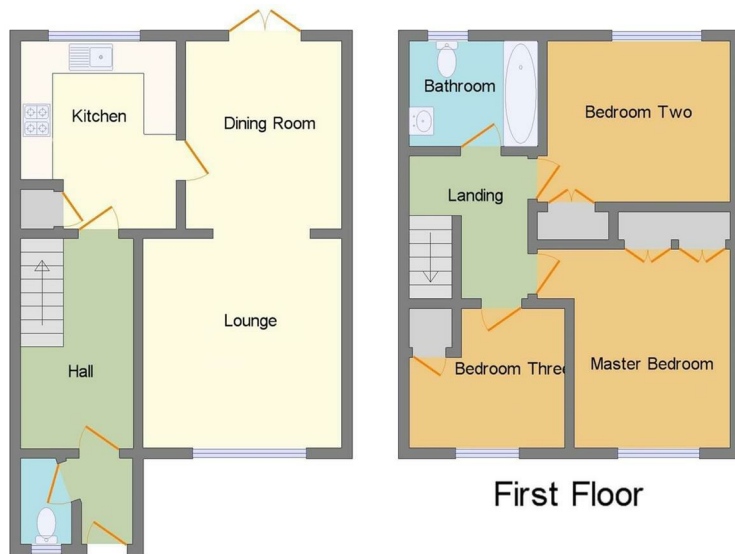
Fitted with a three piece suite including; electric shower over bath, low level

WC and wash hand basin. The room has been finished with part-tiled walls and tiled flooring and a double glazed window to rear.

EXTERNALLY

The front of the property is enclosed by hedging and accessed via a pedestrian timber gate , the garden is mainly laid to lawn with shrubs that provide interest throughout the seasons.

To the rear the garden is mainly laid to lawn with fenced boundaries. With a brick built outhouse providing external storage and a greenhouse.



This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Ground Floor

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.

