



Ann Cordey
ESTATE AGENTS

2 Linwood Grove, Darlington, DL3 8DP
Offers In The Region Of £425,000



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Nestled in the prestigious West End location, Linwood Grove is a stunning four-bedroom detached property. The property boasts three reception rooms, perfect for entertaining guests or simply relaxing with the family. With two bathrooms, including an en suite for added convenience, this home offers both luxury and practicality.

Situated on a beautiful tree-lined street, the curb appeal of this property is simply unmatched. Parking is a breeze with space for three vehicles, a rare find in this sought-after area. The walk-in wardrobe is a delightful addition, providing ample storage space for all your belongings.

ENTRANCE HALL

WC

LIVING ROOM

33'7 x 12'10 (10.24m x 3.91m)

DINING ROOM

13'5 x 15' (4.09m x 4.57m)

CONSERVATORY

8'4 x 15' (2.54m x 4.57m)

KITCHEN

15'4 x 13' (4.67m x 3.96m)

GARAGE

27'8 x 7'10 (8.43m x 2.1641m)

FIRST FLOOR

BEDROOM ONE

13'5 x 12'10 (4.09m x 3.91m)

BEDROOM TWO

13'0 x 12'6 (3.96m x 3.81m)

BEDROOM THREE

11'9 x 10'10 (3.58m x 3.30m)

BEDROOM FOUR

10'3 x 12'10 (3.12m x 3.91m)

EN SUITE

BATHROOM/WC





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(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.

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13 Duke Street, Darlington, County Durham, DL3 7RX
 Tel: 01325 488433
 Email: sales@anncordey.com
 www.anncordey.com



