



35 SKERNE WAY, DARLINGTON, DL2 2BH

Offers In The Region Of £169,950

We are pleased to offer for sale this spacious THREE BEDROOM TOWNHOUSE situated on this popular estate called The Pastures. The property has convenient transport links to the A1(M) and A66, is close to shops, amenities, excellent schooling and within walking distance of South Park.

The property is in excellent order throughout having been recently refurbished to include a new Kitchen & Bathroom. It would ideally suit the needs of a family, first time buyer or as an investment



HALLWAY

LOUNGE

GROUND FLOOR WC

KITCHEN

FIRST FLOOR

BEDROOM TWO

BEDROOM THREE

BATHROOM/WC

SECOND FLOOR

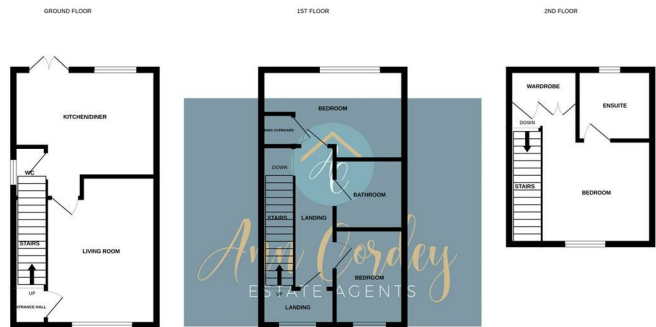
BEDROOM ONE

EN SUITE

EXTERNALLY

| 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 | | |
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| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Mapbox 12/24

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.

