



## 87 SPARROW HALL DRIVE, DARLINGTON, DL1 3PB

### Offers In The Region Of £115,000

Situated in the Whinfield area of Darlington close to local amenities and schooling, we are delighted to offer for sale this well presented Two Bedroomed Modern Link Residence. Having been extremely well looked after by the vendor.

Warmed by Gas Central Heating, and with the benefit of Double Glazing, the accommodation briefly comprises: Entrance Vestibule, Lounge with double glazed picture window to the front aspect and staircase to the first floor, and a refitted Kitchen with integrated appliances.

To the first floor there is a Landing area, Two Bedrooms, and Bathroom, which is fitted with a white suite and mains led walk





ENTRANCE VESTIBULE

UPVC double glazed front door and UPVC double glazed window.

LOUNGE

UPVC double glazed window, t.v. aerial point, radiator, stairs to the first floor,

KITCHEN

Fitted with a range of modern units. The integrated appliances include an oven and hob and dishwasher. there is plumbing for an automatic washing machine, UPVC door to the rear aspect with a window overlooking the rear gardens.

FIRST FLOOR

BEDROOM ONE

The master bedroom is situated to the front of the property.

BEDROOM TWO

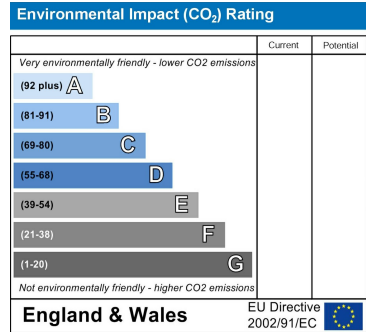
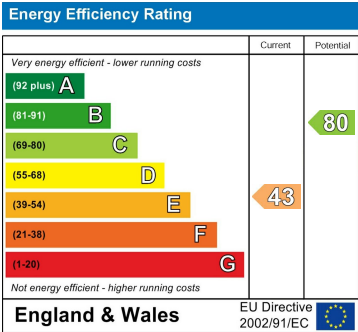
A further double bedroom to the rear of the property.

BATHROOM/WC

Re-fitted with a white suite, wc and handbasin. Double walk in shower cubicle.

EXTERNALLY

Externally, there are gardens to the front and rear and garage situated in a separate block.



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.

