



27 LARGO GARDENS, DARLINGTON, DL1 3TP

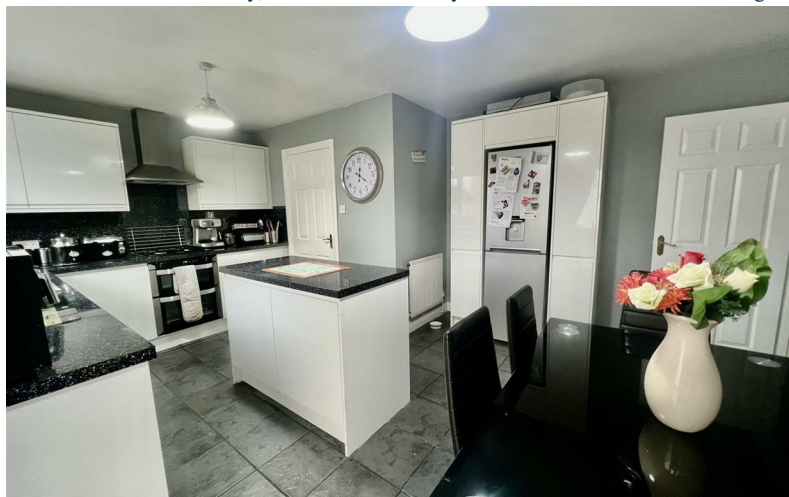
Offers In The Region Of £299,000

Situated in a cul de sac location on the Ashbrook development, we are delighted to offer for sale this well presented and larger than average modern Four Bedroomed Detached Residence.

Warmed by Gas Central Heating, with the benefit of Double Glazing, the family sized accommodation briefly comprises: Reception Hallway with staircase to the first floor, Cloaks/wc, Lounge with double , Dining Room, refitted Kitchen with integrated appliances, and Utility Area.

To the first floor there is a Landing area, Four Bedrooms, the main boasting its own En-Suite/wc, and family Bathroom/wc, which is fitted with a white suite.

Externally, the two car driveway to the front leads to the double garage, and the rear garden is enclosed by fencing and laid to lawn.



HALLWAY

CLOAKS/WC

DINING ROOM/SECOND SITTING ROOM
10'06 x 9'07 (3.20m x 2.92m)

LOUNGE
16'08 x 15'06 (5.08m x 4.72m)

KITCHEN/DINER
16'06 x 8'11 (5.03m x 2.72m)

UTILITY

CONSERVATORY

FIRST FLOOR

BEDROOM ONE
12'08 x 11'11 (3.86m x 3.63m)

BEDROOM TWO
10'07 x 9'07 (3.23m x 2.92m)

BEDROOM THREE

BEDROOM FOUR

EN SUITE

BATHROOM

EXTERNALLY



19961 every attempt has been made to ensure the accuracy of the information contained herein. Measurements of floor, window, room and any other items are approximate and no responsibility is taken for any error. However in no circumstances. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with floorplan 12025

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.

