



16 JESMOND ROAD, DARLINGTON, DL1 3HN

Offers In The Region Of £172,500

Situated in the Whinfield area of Darlington we are delighted to offer for sale this Three Bedroomed Semi Detached Residence.

Warmed by Gas Central Heating and with the benefit of Double Glazing the accommodation briefly comprises: Entrance Hallway, Lounge with double glazed bay window to the front aspect and feature fire surround with gas fire, separate Dining Room with double glazed window to the rear, Kitchen which has been fitted with a range of wall and floor units. To the first floor there is a Landing area with access to the loft via a pull down ladder, Three Bedrooms and a Bathroom/wc which has been fitted with a white suite.

Externally the property has a driveway to the front allowing off street parking leading to the GARAGE, the rear garden is approximately 125ft with an abundance of established trees.



ENTRANCE HALL

LOUNGE
13'8" x 12'5" (4.19m x 3.81m)

DINING ROOM
12'5" x 13'10" (3.81m x 4.22m)

KITCHEN
12'11" x 7'3" (3.94m x 2.21m)

FIRST FLOOR

BEDROOM ONE
10'7" x 8'3" (3.25m x 2.54m)

BEDROOM TWO
12'7" x 8'2" (3.84m x 2.49m)

BEDROOM THREE
9'6" x 6'7" (2.92m x 2.01m)

BATHROOM

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
Made with SmartDraw 10/2023

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.

