



## 1 MAXWELL CLOSE, DARLINGTON, DL1 4JB

### Offers In The Region Of £169,950

We have pleasure in offering for sale this Three Bedroomed Semi-Detached Residence situated within a small quiet cul de sac, in the Eastbourne area, and available with no onward chain.

The property offers spacious family accommodation boasting a large plot with private gardens and garage. Warmed by Gas Central Heating, and with the benefit of Double Glazing, the accommodation briefly comprises: Entrance Hallway with staircase to the first floor, spacious Lounge with dual aspect having double glazed bay window to the front aspect and window overlooking the rear garden, Dining Area and Kitchen/Diner, which has been refitted with a range of white units and has back door leading to the rear Garden.

To the first floor there is a Landing area, Three Bedrooms, two being doubles, and the Bathroom/wc has been refitted with a white suite and overhead shower.







While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other details are not guaranteed and no responsibility is taken for any discrepancy or error. The floorplan is not a contract and is not intended to be used as such. It is for information only and is not intended to be used as such. It is for information only and is not intended to be used as such. It is for information only and is not intended to be used as such.

### 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		
	60	79
England & Wales		
EU Directive 2002/91/EC		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

