**Ann Cordey**
ESTATE AGENTS

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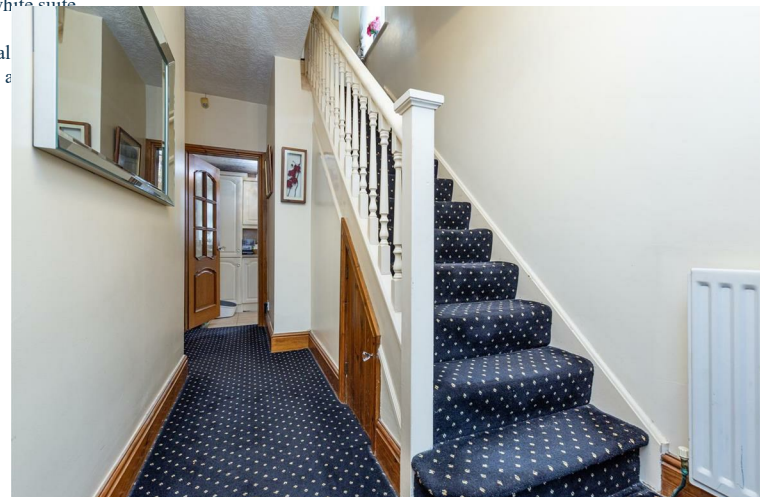
AC

# 34 THE FAIRWAY, DARLINGTON, DL1 1ES

## Offers In The Region Of £180,000

Greatly extended and outstanding Three Double Bedroomed Semi-Detached Residence with extensive off street parking, situated in the Eastbourne area

We are delighted to offer for sale this outstanding and greatly extended Three Bedroomed Semi-Detached Residence, situated in the Eastbourne area.

Warmed by Gas Central Heating, with the benefit of Double Glazing and a Security System, the tastefully appointed accommodation briefly comprises: Double glazed entrance door opening into the Reception Hallway, with spindle balustrade staircase to the first floor, attractive Lounge with double glazed bay window to the front aspect and featuring a marble fire surround with Living Flame electric fire, archway through to a pleasant formal Dining Area with double glazed window to the rear aspect, spacious Kitchen, which has been fitted with a quality range of cream units with appliances and ceramic tiled floor, with archway through to the delightful Breakfast Area/Dining Area.

To the first floor there is a Landing area, Three Double Bedrooms, two of which boast a range of fitted wardrobes with sliding doors, and a superb Bathroom/wc, which is fully tiled and refitted with a white suite.
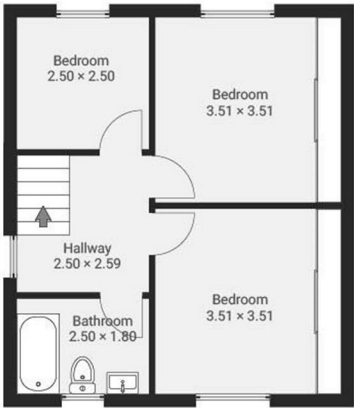
Hallway
2.28 × 4.89

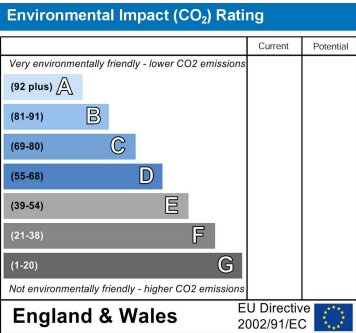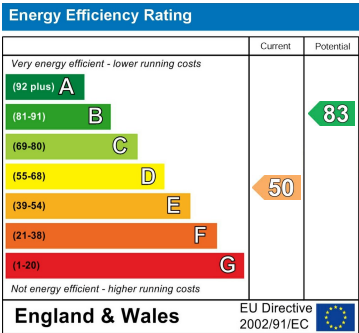Living Room
4.01 × 3.53

Kitchen
5.11 × 7.16

Closet
1.14 × 1.66

Dining Room
4.00 × 3.51

▼ 1st Floor

ROOMS: 5

Bedroom
2.50 × 2.50

Bedroom
3.51 × 3.51

Hallway
2.50 × 2.59

Bedroom
3.51 × 3.51

Bathroom
2.50 × 1.80

All measurements are approximate

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## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 50 | |
| (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 CO2 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 CO2 emissions | | |

England & Wales | EU Directive 2002/91/EC