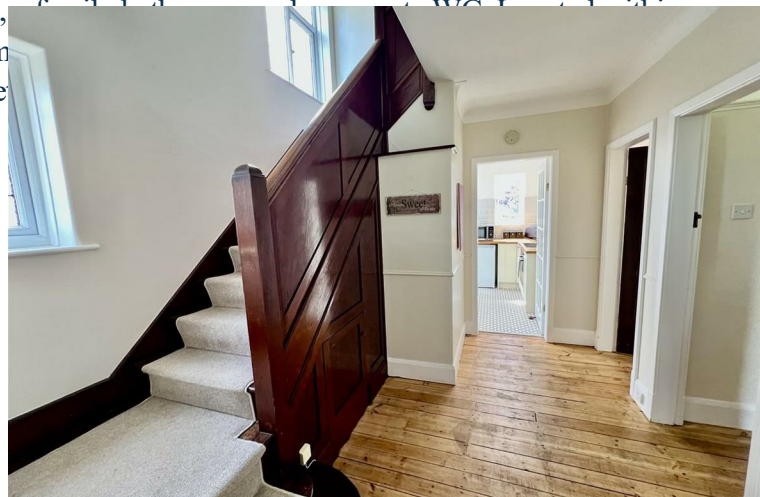




65 STAINDROP ROAD, DARLINGTON, DL3 9AH

Offers In The Region Of £255,000

Situated in the sought-after Mowden area of Darlington, Staindrop Road is a mature three-bedroom semi-detached home offering a welcoming blend of character and modern living. Enjoying a lovely open aspect to the front, this attractive property benefits from a driveway providing off-street parking, along with well-maintained gardens to both the front and rear—the latter being mature, private, and a real sun trap, ideal for outdoor relaxation or entertaining. Internally, the ground floor accommodation comprises an entrance hallway, ground floor WC, a comfortable lounge, a separate dining room, and a stylish re-fitted kitchen. Original exposed floorboards throughout the ground floor add a touch of charm and warmth.



LOUNGE
15'08 x 11'09 (4.78m x 3.58m)

DINING ROOM
15'06 x 11'11 (4.72m x 3.63m)

KITCHEN
9'5 x 9'02 (2.87m x 2.79m)

BEDROOM ONE
15'07 x 11'10 (4.75m x 3.61m)

BEDROOM TWO
12'10 x 11'07 (3.91m x 3.53m)

BEDROOM THREE
9'06 x 7'08 (2.90m x 2.34m)

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



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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guide only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over the years.
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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.

