



## 63 DAVISON ROAD, DARLINGTON, DL1 3DP

### Offers In The Region Of £150,000

This beautifully presented two-bedroom semi-detached property on Davison Road has been fully refurbished and thoughtfully extended, offering stylish and contemporary living throughout. Finished to an exceptional standard, the home is perfect for first-time buyers, downsizers, or anyone seeking a move-in ready property in a desirable location.

The ground floor welcomes you with a bright entrance hall leading into a spacious, open-plan lounge and dining area—ideal for modern living and entertaining. To the rear, a high-quality kitchen extension offers an impressive and practical space, featuring sleek units, integrated appliances, and ample worktop space.

Upstairs, the first floor hosts two well-proportioned bedrooms and a beautifully appointed family bathroom, showcasing elegant fixtures and a modern finish.





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 equipment shown here are for information only and no guarantee is given as to their operability or efficiency can be given. Made with Mapbox 02/2023

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.

