



## 44 PARKLAND DRIVE, DARLINGTON, DL3 9DU

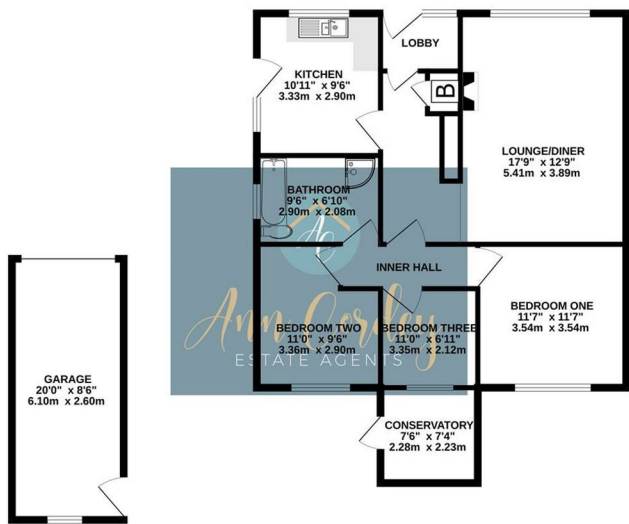
### Offers In The Region Of £239,950

Located in the highly sought-after Mowden area of Darlington, this well-presented three-bedroom semi-detached bungalow offers spacious and versatile accommodation and is available with no onward chain, making it ideal for buyers seeking a smooth and stress-free move. Externally, the property features a block-paved driveway providing off-street parking, along with a neatly maintained front garden. To the rear, there is a beautifully kept and enclosed garden with an open aspect over fields, offering a high degree of privacy and a peaceful setting, as well as a detached garage for additional storage or parking. Internally, the property comprises a welcoming hallway, a spacious lounge/dining room, a well-appointed kitchen, three good-sized bedrooms, and a family bathroom fitted with both a bathtub and a walk-in shower. A bright and airy conservatory to the





GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual rooms, yards and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended to be a guarantee as to their condition or whether they are in good order.  
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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>		
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(1-20) <b>G</b>		
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.

