



1 MANSERGH ROAD, DARLINGTON, DL2 2XR

£380,000

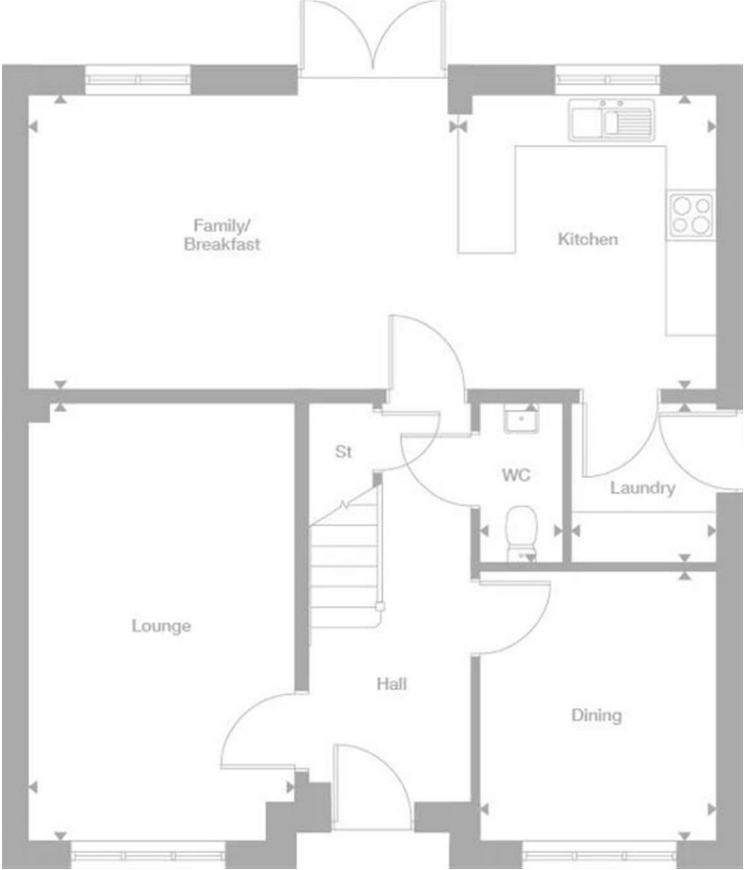
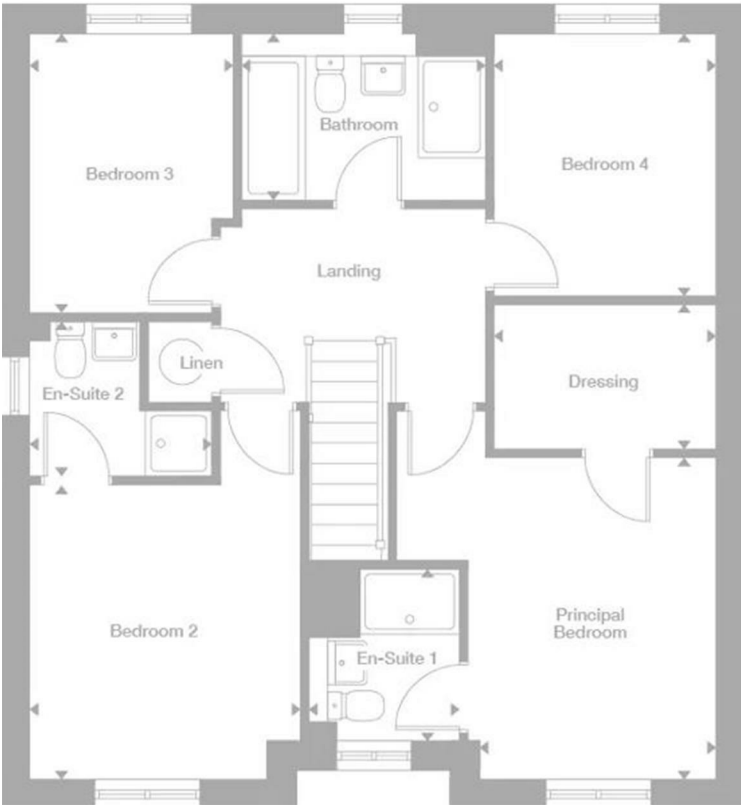
Step inside this stunning four-bedroom detached home, designed with modern family living in mind. The heart of the home is the open-plan kitchen and family area, complete with French doors opening onto the rear garden – perfect for entertaining or relaxing. A separate formal dining room and a bright, front-facing lounge provide additional space for every occasion. For convenience, there's also a laundry room and a downstairs WC.

Upstairs, the principal bedroom boasts a private dressing room and en-suite, while the second bedroom also benefits from its own en-suite, making it ideal for guests. Two further bedrooms and a stylish family bathroom complete the first floor.

Outside, you'll find private gardens and a detached garage, giving both space and practicality. With room for home working, plus the reassurance of a 10-



First Floor
Principal Bedroom - 2.91 x 3.79 metre
En-Suite - 1.55 x 2.02 metre
Dressing - 2.61 x 1.7 metre
Bedroom 2 - 3.16 x 3.47 metre
En-Suite 2 - 2.13 x 1.6 metre
Bedroom 3 - 2.38 x 3.28 metre
Bedroom 4 - 2.61 x 3.09 metre
Bathroom - 2.86 x 1.7 metre
Ground Floor
Lounge - 3.12 x 5.15 metre
Kitchen - 3.02 x 3.47 metre
Laundry - 1.76 x 1.88 metre
Family/Breakfast - 5.03 x 3.47 metre
Dining - 2.77 x 3.18 metre
WC - .92 x 1.88 metre



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	

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.

