



BELLBURN LANE DARLINGTON

Offers In The Region Of £165,000

Set within a highly desirable modern residential development, we are delighted to present to the market this beautifully maintained semi-detached home. Ideally located on Bellburn Lane, the property is within easy walking distance of the local shops and amenities of Cockerton Village, with Darlington town centre also just a short distance away.

Available with no onward chain, this attractive home features gas-fired central heating and double-glazed windows throughout. The accommodation briefly comprises a welcoming entrance hallway, a comfortable lounge, separate dining room, well-appointed kitchen, three bedrooms, and a family bathroom.



LOUNGE
13'1" x 12'4" (4.00m x 3.77m)

DINING ROOM
10'9" x 7'10" (3.30m x 2.40m)

KITCHEN
10'9" x 7'5" (3.30m x 2.28m)

BEDROOM ONE
13'1" x 8'7" (4.00m x 2.63m)

BEDROOM TWO
9'0" x 9'1" (2.75m x 2.78m)

BEDROOM THREE
9'6" x 6'5" (2.92m x 1.97m)

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



Whilst 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 mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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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.

