



Ann Cordey
ESTATE AGENTS

6 Blackberry Grove, Darlington, DL1 3FP
Fixed Asking Price £168,000



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Built to exacting standards by Persimmon homes this THREE bedroomed town house offers spacious accommodation with modern kitchen, bathroom and en-suite. The property is light and bright and tastefully presented throughout.

The lounge is of a good size and leads through to the kitchen diner which has integrated appliances and French doors opening onto the garden. There is a handy ground floor cloaks/wc and two storage cupboards.

To the first floor there are two double bedrooms which are serviced by a family bathroom/wc. The master bedroom is to the second floor which is of a very good size and allows for a seating area and boasts en-suite facilities.

PLEASE NOTE: THIS IS AN AFFORDABLE PROPERTY. PRICE IS DISCOUNTED BY 20% FROM THE OPEN MARKET VALUATION, SUBJECT TO MEETING CRITERIA BY DARLINGTON BOROUGH COUNCIL. SPEAK TO OUR SALES TEAM FOR MORE DETAILS.

LOUNGE
14'4 x 12'07 (4.37m x 3.84m)

W/C
6'3 x 4'8 (1.91m x 1.42m)

KITCHEN
12'5 x 8'3 (3.78m x 2.51m)

1ST FLOOR

BEDROOM
12'08 x 9'4 (3.86m x 2.84m)

BEDROOM
12'5 x 11'02 (3.78m x 3.40m)

BATHROOM
6'10 x 6'1 (2.08m x 1.85m)

TOP FLOOR

MASTER BEDROOM
15'08 x 9'03 (4.78m x 2.82m)

EN SUITE
8'3 x 8'3 (2.51m x 2.51m)





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.



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