

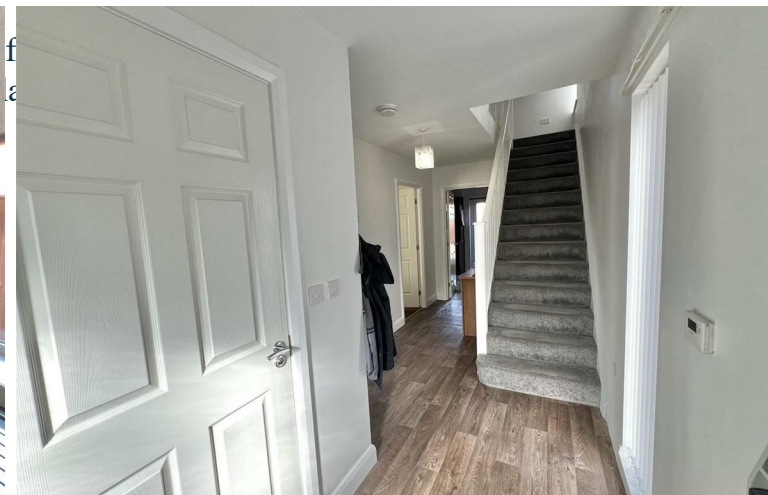


28 POPPY CLOSE, DARLINGTON, COUNTY DURHAM, DL1 3FF

Offers In The Region Of £189,950

Larger than average and very well presented three bedroomed semi-detached property, situated just off Glebe Road in the popular Harrogate Hill area of Darlington. Ideally located for all the amenities the area has to offer including schooling, shops and within easy reach to the A1 North and South and the A66 Teesside.

Internally comprising of Hallway, Cloaks/wc, Lounge, Kitchen/Diner. To the first floor there are Three DOUBLE Bedrooms and family Bathroom/wc.



LOUNGE
14'7" x 11'1" (4.47m x 3.38m)

KITCHEN/DINER
18'9" x 10'0" (5.72m x 3.07m)

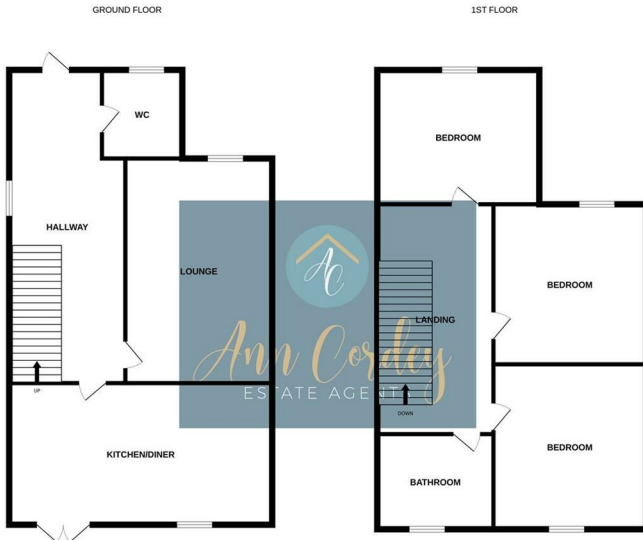
BEDROOM ONE
12'11" x 11'5" (3.94m x 3.48m)

BEDROOM TWO
12'7" x 10'5" (3.86m x 3.20m)

BEDROOM THREE
10'2" x 9'3" (3.12m x 2.82m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	79	
(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	



While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, wall, roof and any other parts 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 appliances shown have not been tested and no guarantee is given for their operation or efficiency until they are used.

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.

