



117 LONGFIELD ROAD, DARLINGTON, DL3 0HS

Offers In The Region Of £105,000

Located on Longfield Road in Darlington, this three-bedroom terraced house is a great opportunity for anyone looking for an ideal first-time buy or investment, and it is available with no onward chain.

The home offers a cosy front lounge and a practical kitchen/diner at the rear, giving plenty of space for everyday living. Outside, there is a large south-facing rear garden. The property also benefits from a garage, giving you additional storage or secure parking.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, sections, yards and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not intended to be used as a guide to the actual dimensions of the property. It is not intended to be used as a guide to the actual dimensions of the property. It is not intended to be used as a guide to the actual dimensions of the property.

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 (CO₂) 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.

