



10 SPINNING CLOSE, DARLINGTON, DL1 1PQ

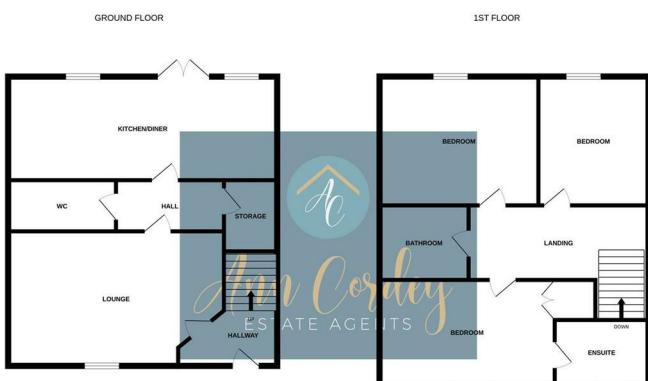
£170,000

We offer for sale this immaculately presented THREE BEDROOM SEMI DETATCHED PROPERTY situated in the popular Haughton area of Darlington.

The property is available with NO ONWARD CHAIN and briefly comprises of; entrance hall, lounge, kitchen / diner, ground floor wc, whilst to the first floor there are three bedrooms , the master benefitting from ensuite facilities and family bathroom. Externally there are gardens front and rear as well as an abundance of off street parking to the front allowing parking for up to four cars.

Situated close to Linfield Point with nearby access links to the A66 and local amenities, schools and shops.



LOUNGE**14'2 x 12'1 (4.32m x 3.68m)****KITCHEN/DINER****15'5 x 13'1 (4.70m x 3.99m)****MASTER BEDROOM****9'6 x 9'6 (2.90m x 2.90m)****BEDROOM TWO****11'09 x 8'06 (3.58m x 2.59m)****BEDROOM THREE****11'9 x 6'6 (3.58m x 1.98m)**

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 inaccuracy. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
Map not to scale. C2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(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	83	

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.

