



Dryburgh View

Darlington DL3 9RJ

Offers Over £85,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Semi-Detached
- Gardens

- Two Bedrooms
- Ideal Investment / First Time Buy

- Conservatory
- Council Tax Band A

This two bedroomed semi detached property is located in the Branksome area of Darlington within walking distance of the amenities of Cockerton Village and easy access into the town centre. The property has kitchen/breakfast room, lounge, conservatory. Two double bedrooms to the first floor with bathroom and separate wc.

Viewing is recommended.

Entrance Hallway

Lounge

18'4 x 9'11 (5.59m x 3.02m)

Conservatory

12'6 x 11'9 (3.81m x 3.58m)

Kitchen / Breakfast Room

11'10 x 9'6 (3.61m x 2.90m)

First Floor

Bedroom One

12'6 x 9'5 (3.81m x 2.87m)

Bedroom Two

12'2 x 8'8 (3.71m x 2.64m)

Bathroom

Separate W/C

Externally

Council Tax

Band A

Tenure

Freehold

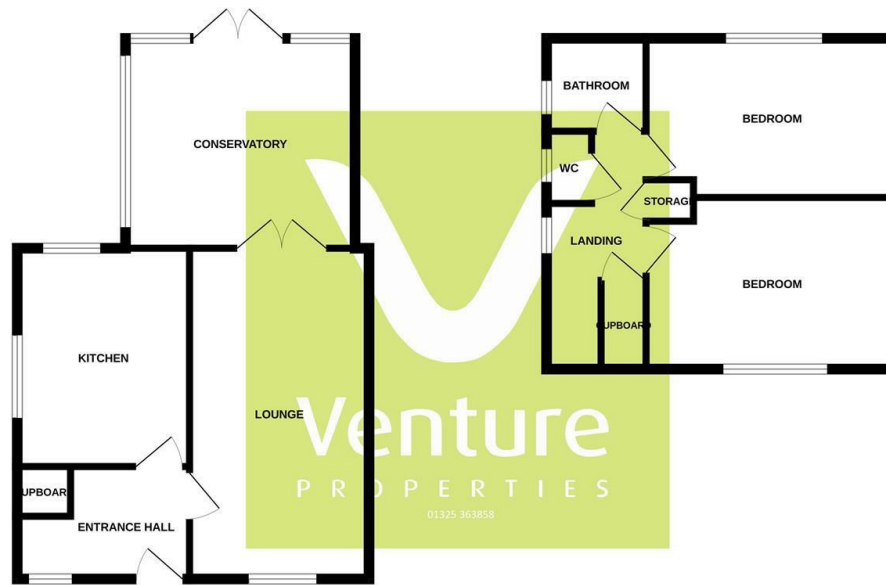
Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

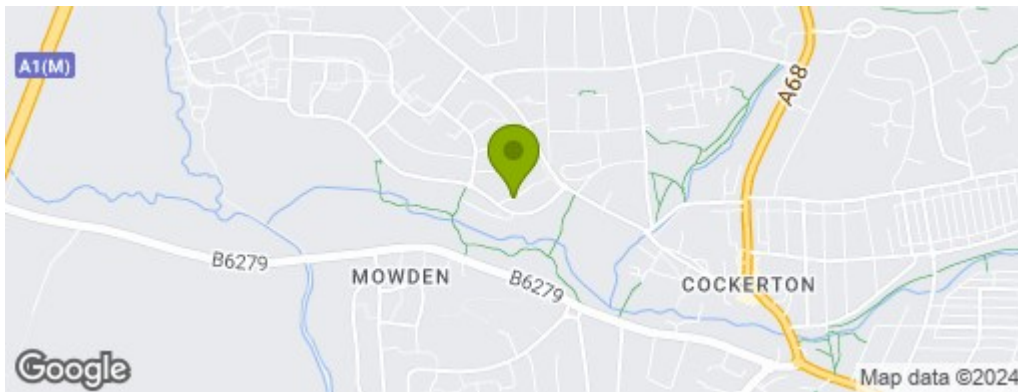
Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

GROUND FLOOR

1ST FLOOR



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 illustrative 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 as to their operability or efficiency can be given.
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