



47 EMLEY MOOR ROAD, DARLINGTON, DL1 4QH

Offers In The Region Of £110,000

Available with no onward chain and situated in the Eastbourne area of Darlington, we offer for sale this spacious Three Bedroomed Semi-Detached Residence boasting generous family accommodation and benefiting from two reception rooms. Three well proportioned Bedrooms and a driveway with off street parking. The gardens are large and there is off street parking, slightly larger than average plot.



LOUNGE
14'03 x 13'00 (4.34m x 3.96m)

DINING ROOM
11'00 x 8'5 (3.35m x 2.57m)

KITCHEN
12'2 x 9'10 (3.71m x 3.00m)

BEDROOM ONE
14'08 x 11'03 (4.47m x 3.43m)

BEDROOM TWO
12'3 x 9'01 (3.73m x 2.77m)

BEDROOM THREE
8'10 x 8'6 (2.69m x 2.59m)

BATHROOM
8'6 x 5'3 (2.59m x 1.60m)

This brochure includes images produced or modified using artificial intelligence tools. Such visuals are provided for illustrative and presentation purposes only and may not accurately represent actual room layouts, dimensions, furnishings, or décor.

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



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are for illustrative purposes only and are not intended to be taken as a guarantee as to their operability or efficiency can be given. Made with SmartDraw 12/2023

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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