



**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.



LOUNGE  
12'10" x 12'8" (3.920 x 3.867)

KITCHEN  
15'2" x 9'2" (4.635 x 2.800)

BEDROOM ONE  
10'2" x 12'5" (3.117 x 3.797)

BEDROOM TWO  
10'8" x 7'5" (3.256 x 2.271)

BEDROOM THREE  
8'3" x 7'8" (2.523 x 2.337)

BATHROOM/WC  
5'0" x 6'2" (1.548 x 1.901)



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 guidance purposes only and should be used as such by any prospective purchaser. The actual floorplan may differ from the floorplan shown and no guarantee as to their quantity or efficiency can be given.  
Made with Merge 3.0.0.2

| 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

