



## 15 GREENWELL STREET, DARLINGTON, DL1 5DL

### Offers In The Region Of £90,000

Lots of space is on offer within this **THREE BEDROOMED** terraced residence. Boasting two reception rooms, ground floor kitchen and bathroom extension which allows for three bedrooms to the first floor.

The location within the South Park area of Darlington is ideal for a short walk into town or to the train station. The South Park itself is on the door step along with local shops and schools. The DL1



**LOUNGE**  
13'06 x 13'03 (4.11m x 4.04m)

**DINING ROOM**  
12'08 x 13'08 (3.86m x 4.17m)

**KITCHEN**  
12'04 x 7'00 (3.76m x 2.13m)

**BEDROOM**  
10'06 x 8'01 (3.20m x 2.46m)

**BATHROOM**  
10'05 x 5'00 (3.18m x 1.52m)

**BEDROOM**  
8'6 x 6'3 (2.59m x 1.91m)

**BEDROOM**  
11'03 x 9'8 (3.43m x 2.95m)



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Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given in relation to their operation or efficiency or any other items.  
Made with Hectagon CO2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.

