



66 BOWMAN STREET, DARLINGTON, COUNTY DURHAM, DL3 0HE

Offers In The Region Of £125,000

Immaculately presented and in ready to move into order, we have great pleasure in offering for sale this spacious TWO BEDROOMED terraced residence. The property has been much improved, being re-plastered throughout, and boasts Two reception rooms and kitchen extension to the ground floor.

To the first floor there are two well proportioned bedrooms and a further dressing room along with a modern, upgraded bathroom.

Positioned within gardens to both the front and rear.



Warmed by gas central heating (via Worcester boiler and having the complete system renewed) fully double glazed, being rewired and re-roofed the property is in excellent order and fine example of a property of it's kind on the market today. Benefitting from security alarm system.

Bowman Street is just off North Road in the Harrowgate Hill area of Darlington, and is close to local independent shops and major supermarkets. There are regular bus services, a sub train station at North Road and excellent transport links to the A1M. There are also local schools close at hand.

ENTRANCE VESTIBULE

RECEPTION HALLWAY

LOUNGE
13'09" x 12'07" (4.19m x 3.84m)

DINING ROOM
16'10" x 11'11" (5.13m x 3.63m)

KITCHEN
15'06" x 7'02" (4.72m x 2.18m)

FIRST FLOOR

LANDING

BEDROOM ONE
16'04" x 8'07" (4.98m x 2.62m)

BEDROOM TWO
9'06" x 8'07" (2.90m x 2.62m)

DRESSING ROOM
6'04x5'08" (1.93mx1.73m)

BATHROOM/WC

EXTERNALLY



We have made every effort to ensure the accuracy of the figures 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 not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency on the date shown.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(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			84
(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.

