



14 GRANVILLE PLACE, DARLINGTON, DL3 0QH

Offers In The Region Of £185,000

A modern spacious **THREE BEDROOMED** semi detached has a great appeal with it's well planned and generous accommodation stylishly decorated by the current owners. Occupying a pleasant position in a cul-de-sac and is ideally placed to access local amenities and transport links with neutral decor throughout with a spacious modern kitchen/diner. Boasting Three Double Bedrooms with bathroom and en-suite facilities. In addition there is a delightful garden to the rear and parking for two vehicles to the front.



LOUNGE
13'10" x 11'11" (4.24 x 3.64)

KITCHEN/DINER
9'4" x 15'3" (2.85 x 4.67)

BEDROOM ONE
11'0" x 9'7" (3.37 x 2.94)

BEDROOM
10'9" x 8'8" (3.29 x 2.66)

BEDROOM
11'7" x 6'7" (3.55 x 2.01)

BATHROOM
5'8" x 5'6" (1.74 x 1.68)

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		



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floor, window, rooms 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 be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given. Made with Hozon 1/2023.

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.

