



60 EDEN CRESCENT, DARLINGTON, DL1 5TW

Offers In The Region Of £110,000

Situated in the South Park area of Darlington, we are delighted to offer for sale this well presented Two Bedroomed Semi-Detached Residence available with NO ONWARD CHAIN.

Warmed by Gas Central Heating, and with the benefit of Double Glazing, the accommodation briefly comprises of: Reception Hallway with staircase to the first floor, Lounge with french doors opening to the rear garden, and a recently re-fitted fitted Kitchen/Diner.

To the first floor there are two generous double bedrooms, as well as a Bathroom and Separate WC



LOUNGE
10'05 x 18'07 (3.18m x 5.66m)

KITCHEN/DINER
12'08 x 9'11 (3.86m x 3.02m)

BEDROOM ONE
14'04 x 9'07 (4.37m x 2.92m)

BEDROOM TWO
14'00 x 9'04 (4.27m x 2.84m)

BATHROOM
5'07 x 4'11 (1.70m x 1.50m)

WC
4'03 x 3'07 (1.30m x 1.09m)



These plans should be taken 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 misstatement. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with HARPPLAN 11.12.18

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	67	82

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		

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.

