



16 CLARE AVENUE, DARLINGTON, DL3 8SL

Offers In The Region Of £280,000

Situated within the prestigious West End of Darlington, and occupying a most pleasing position in this popular street, we have pleasure in offering for sale this Two Bedroomed Detached Bungalow in ready to move into order, boasting spacious living accommodation, delightful gardens and garage.

Warmed by Gas Central Heating, and with the benefit of Double Glazing, the accommodation briefly comprises: Reception Hallway, generous sized Lounge overlooking the front aspect. Kitchen which has a range of units with tiled surrounds and boasts integrated appliances, Utility Cupboard and Rear Passageway allowing access to the garden and the front. There is also a separate dining room and conservatory to the rear.

There are Two Bedrooms, both are doubles, and the Bathroom/wc has been refitted in a wet room style with walk in shower and screen, wc and handbasin.



LOUNGE
16'1 x 16'04 (4.90m x 4.98m)

DINING ROOM,
15'01 x 8'10 (4.60m x 2.69m)

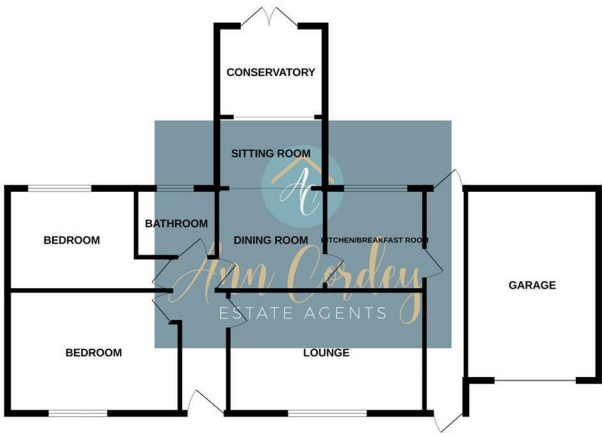
KITCHEN
13'03 x 9'01 (4.04m x 2.77m)

BED ONE
14'04 x 11'10 (4.37m x 3.61m)

BED TWO
14'05 x 9'05 (4.39m x 2.87m)

BATHROOM
6'07 x 5'05 (2.01m x 1.65m)

GROUND FLOOR



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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	73	80
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	

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.

