



184 DEWBERRY LANE, DARLINGTON, DL1 3BP

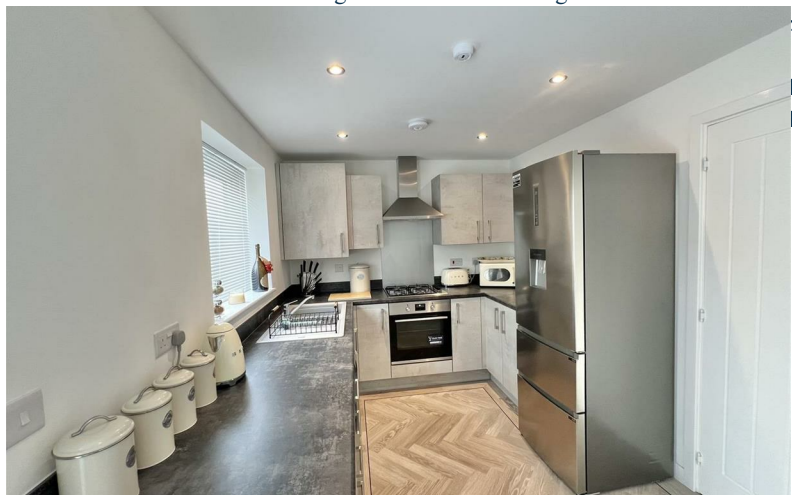
Fixed Asking Price £156,000

We offer for sale this well presented THREE BEDROOM semi detached property situated in the popular Harrowgate Hill area of Darlington.

Warmed by Gas Central Heating and with the benefit of UPVC Double Glazing, along with modern fittings, off street parking and enclosed rear Garden.

PLEASE NOTE: THIS IS AN AFFORDABLE PROPERTY. PRICE IS DISCOUNTED BY 20% FROM THE OPEN MARKET VALUATION, SUBJECT TO MEETING CRITERIA BY DARLINGTON BOROUGH COUNCIL. SPEAK TO OUR SALES MANAGER FOR MORE DETAILS.

The location within the Harrowgate Hill area of Darlington is convenient for the local schools and shops of the area. There are excellent transport links to



LOUNGE
16'00 x 16'06 (4.88m x 5.03m)

KITCHEN/DINER
15'11 x 8'02 (4.85m x 2.49m)

BEDROOM ONE
12'08 x 12'07 (3.86m x 3.84m)

BEDROOM TWO
8'09 x 9'07 (2.67m x 2.92m)

BATHROOM
6'10 x 7'02 (2.08m x 2.18m)



Whilst every effort has been made to ensure the accuracy of the floorplans 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 has been prepared purely for information and should not be used as a basis for any prospective purchase. The floorplans, specifications and appearance of the property are not intended to be a guarantee as to their quantity or efficiency can be given. Please refer to the contract and the particulars of sale with the contract.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(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	
	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.

