



## 20 GARTHORNE AVENUE, DARLINGTON, DL3 9XL

**£190,000**

Situated in a popular West End location, and available with immediate vacant possession, a Two Bedroom Semi-Detached Bungalow.

Warmed by Gas Central Heating and with Double Glazing the accommodation briefly comprises: Reception Hallway, Lounge with attractive fire surround with gas fire, fitted Kitchen, Two Bedrooms and Bathroom/wc, which is fitted with a wet room and electric shower.

Externally, the block paved driveway leads to the GARAGE, and the gardens to the front have been designed for ease with flagged display area and borders, and the rear garden, which has again been designed for ease and maintenance, has a flagged area with borders.



**KITCHEN**  
12'04 x 8'09 (3.76m x 2.67m )

**BEDROOM**  
12'11 x 9'00 (3.94m x 2.74m )

**BEDROOM**  
9'2 x 8'11 (2.79m x 2.72m)

**BATHROOM**  
6'5 x 5'07 (1.96m x 1.70m )

**LOUNGE**  
18'00 x 11'11 (5.49m x 3.63m)

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 illustrative 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.  
Made with floorplan.co.uk

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>67</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

