



35 BARTLETT STREET, DARLINGTON, DL3 6NQ

Offers In The Region Of £89,950

Situated in the popular Denes area offering spacious accommodation, an immaculately presented Two Bedroomed Mid-Terraced Residence available with NO ONWARD CHAIN.

Warmed by Gas Central Heating, and with the benefit of Double Glazing, the accommodation briefly comprises: Entrance Vestibule, Lounge with double glazed bay window to the front aspect, feature fireplace, Dining Room overlooking the rear aspect, galley style Kitchen with door leading into the rear yard.

To the first floor there is a Landing area and Two Bedrooms, the master being to the front with the further bedroom to the rear.



LOUNGE
13'01 x 11'06 (3.99m x 3.51m)

DINING ROOM
14'05 x 10'10 (4.39m x 3.30m)

KITCHEN
14'00 x 6'06 (4.27m x 1.98m)

BEDROOM ONE
14'07 x 11'11 (4.45m x 3.63m)

BEDROOM TWO
10'05 x 9'10 (3.18m x 3.00m)

BATHROOM
14'03 x 4'7 (4.34m x 1.40m)



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. Dimensions are for reference only. This plan is for illustrative purposes only and should be used to suit the property. The layout, rooms, systems and appliances shown here are not intended and no guarantee is given to their operation or efficiency can be given. Made with Metagame (2020)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(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

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.

