



104 MARINA ROAD, DARLINGTON, DL3 0BA

Offers In The Region Of £149,950

A mature THREE BEDROOMED semi-detached residence situated in the Harrowgate Hill area of Darlington and available with no onward chain. The property is spacious throughout with two reception rooms and kitchen to the rear.

To the first floor there are three bedrooms and a bathroom/wc. Externally there are gardens to the front and rear and also a single GARAGE and driveway for off street parking.



LOUNGE
12'10 x 10'04 (3.91m x 3.15m)

DINING ROOM
11'06 x 8'11 (3.51m x 2.72m)

KITCHEN
10'00 x 8'03 (3.05m x 2.51m)

BEDROOM ONE
12'11 x 8'6 (3.94m x 2.59m)

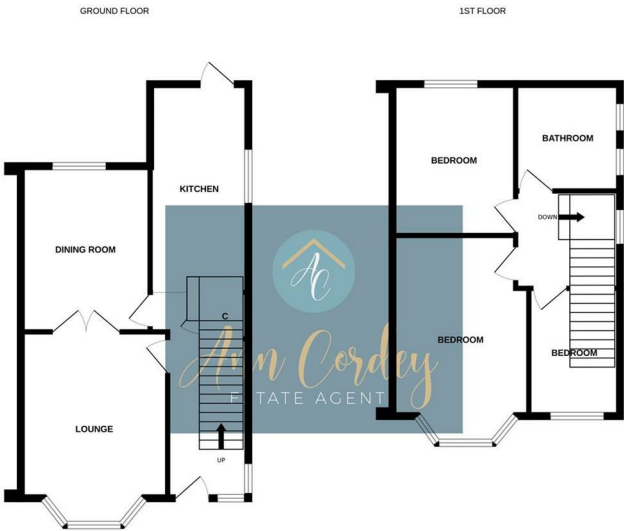
BEDROOM TWO
10'00 x 10'09 (3.05m x 3.28m)

BEDROOM THREE
10'02 x 6'05 (3.10m x 1.96m)

BATHROOM
6'5 x 6'5 (1.96m x 1.96m)

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		
	58	76
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



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, 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, fixtures and appliances shown have not been visited and are guaranteed as far as is reasonably known to the agent.

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.

