



30 RIDGEWAY, DARLINGTON, DL3 0SF

Offers In The Region Of £159,950

Offered to the market with no onward chain, this three-bedroom semi-detached home is located in the ever-popular Harrowgate Hill area of Darlington, ideally positioned for local schools, everyday amenities and excellent transport links. The property would benefit from a degree of modernization, presenting a fantastic opportunity for buyers looking to put their own stamp on a home and add value. Externally, there is a driveway providing off-street parking for two vehicles leading to a garage, while to the rear you'll find an enclosed garden mainly laid to lawn and complete with a greenhouse, ideal for families or keen gardeners. Internally,



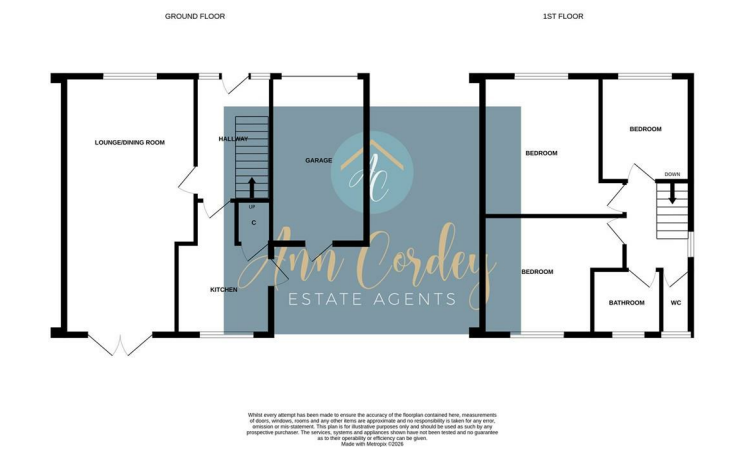
LOUNGE/DINING ROOM
23'11" x 12'1" (7.30m x 3.70)

KITCHEN
10'5" x 9'6" (3.20 x 2.90)

BEDROOM ONE
12'1" x 10'9" (3.70 x 3.30)

BEDROOM TWO
11'9" x 9'10" (3.60 x 3.00)

BEDROOM THREE
8'10" x 8'6" (2.70 x 2.60)



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		
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.

