



31 REDMIRE CLOSE, DARLINGTON, COUNTY DURHAM, DL1 2GL

Offers In The Region Of £99,950

We have pleasure in offering for sale this most appealing, Two Bedroomed Mid-Link residence Situated in the Harrowgate Hill area of Darlington and an ideal property for a range of purchasers from the first time buyer to the investor, the property simply must be viewed to be fully appreciated.

With neutral decor and flooring with the benefit of Double Glazing throughout and Electric Radiators, Spacious Lounge with double glazed window to the front aspect and open staircase to the first floor, Refitted Kitchen with a range of cream wall, floor and drawer units with



Warmed by electric heating and with the benefit of double glazing, the accommodation on offer briefly comprises of: Reception Hallway, the Lounge has a bow window to the front aspect with open plan staircase to the first floor and in addition there is refitted Kitchen with a range of cream units and walnut effect work preparation surfaces.

To the first floor there are two generous bedrooms and Bathroom/wc.

Externally garden to the front which is designed for ease of maintenance with hard standing allowing for off street parking.

LOUNGE
14'00 x 15'00 (4.27m x 4.57m)

UPVC window to the front aspect and open staircase to the first floor, Electric Radiator.

KITCHEN
5'07 x 16'06 (1.70m x 5.03m)

UPVC window to the front aspect and Composite door to the front, refitted with a range of cream wall, floor and drawer units with walnut effect work preparation surfaces, stainless steel sink unit, plumbing for an automatic washing machine, electric oven, electric hob. Electric Radiator

LANDING

BEDROOM 1
10'09 x 10'05 (3.28m x 3.18m)

UPVC window to the rear aspect, emersion tank cupboard and built in cupboard with shelving.

BEDROOM 2
6'00 x 9'00 (1.83m x 2.74m)

UPVC window to the front aspect.

BATHROOM/WC
Fitted with a white suite to include: bath, over bath shower, handbasin and WC.

EXTERNALLY
Garden to the front which is designed for ease of maintenance with hard standing allowing for off street parking.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The parties, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with floorplan 12/20/21

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	55	
(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		67
(81-91) B		
(69-80) C		
(55-68) D	41	
(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.

