Ann Cordey
ESTATE AGENTS

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# 20 GARTHORNE AVENUE, DARLINGTON, DL3 9XL

## £185,000

Situated in a popular West End location, and available with immediate vacant possession, a Two Bedroomed 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.

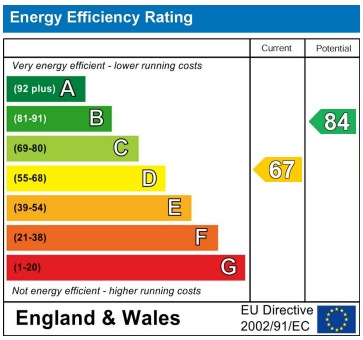
**KITCHEN**
**12'04 x 8'09 (3.76m x 2.67m )**

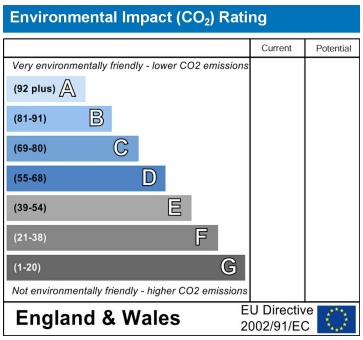
**BEDROOM**
**12'11 x 9'00 (3.94m x 2.74m )**

**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.
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NAEA National Association of Estate Agents
The Property Ombudsman