



93 LUNEDALE ROAD, DARLINGTON, DL3 9AS

Offers In The Region Of £250,000

We have great pleasure in offering for sale this Three Bedroomed Semi-Detached Residence situated in the West End of Darlington close to excellent local schooling and amenities.

Tastefully decorated and well looked after by the current owners, the property boasts a re-built detached Garage.

Warmed by Gas Central Heating, with the benefit of Double Glazing, the spacious family accommodation briefly comprises: Reception Hallway with staircase to the first floor, Lounge with bay window to the front aspect and feature fireplace, Kitchen with a range of units, there is also a dining room with French doors opening to the rear garden.

To the first floor there is a Landing area, Three Bedrooms, two being doubles and all with fitted wardrobes, and the family Bathroom (we is fitted with a white suite comprising safety panel bath, wc, handbasin and double walk in shower).



LOUNGE
13'9 x 13'2 (4.19m x 4.01m)

DINING ROOM
12'2 x 12'3 (3.71m x 3.73m)

KITCHEN
11'2 x 8'7 (3.40m x 2.62m)

BEDROOM ONE
12'9 x 10'4 (3.89m x 3.15m)

BEDROOM TWO
10'0" x 11'11" (3.07m x 3.65m)

BEDROOM THREE
8'7 x 8'1 (2.62m x 2.46m)

BATHROOM
9'5 x 8'7 (2.87m x 2.62m)

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	73
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	

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items and appliances are the responsibility of those for any error, omission or misstatement. This plan is for illustrative purposes only and should not rely on for any prospective purchaser. The services, systems and appliances shown have not been tested and not guaranteed as to their operability or efficiency save the goods.
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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.

