



9 EAMONT DRIVE, DARLINGTON, DL2 2BT

Offers In The Region Of £175,000

We are delighted to present to the market this well presented semi-detached family home, offering deceptively spacious and well-planned accommodation throughout. Ideally positioned in a pleasant setting overlooking a greenbelt area, the property provides an excellent opportunity for families and buyers seeking a comfortable home in a desirable location.

The accommodation briefly comprises an entrance hall with stairs rising to the first floor, a generous under-stairs storage cupboard and a convenient ground floor WC. The lounge enjoys a pleasant outlook and leads through to a fitted kitchen with dining area, featuring French doors opening into the conservatory. The conservatory benefits from air conditioning, creating a versatile and comfortable additional living space suitable for year-round use.

To the first floor, the master bedroom benefits from an en-suite shower room, complemented by two further well-proportioned bedrooms and a family bathroom.



LOUNGE
14'2" x 10'5" (4.34m x 3.19m)

KITCHEN/DINER
17'6" x 9'9" (5.35m x 2.98m)

BEDROOM ONE
10'7" x 9'10" (3.23m x 3.02m)

BEDROOM TWO
10'7" x 8'4" (3.25m x 2.55m)

BEDROOM THREE
8'4" x 6'6" (2.55m x 2m)



While 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 a guide only by any prospective purchaser. The services, systems and approach shown here are not intended and no guarantee is given as to their operability or efficiency can be given.
Made with floorplan 12/2020

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		
	79	83
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.

