



Ann Cordey
ESTATE AGENTS

163 Yarm Road, Darlington, DL1 1ED
Offers In The Region Of £195,000



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Generously proportioned Three Bedroom Semi Detached property for sale in the popular Eastbourne area of Darlington. Warmed by gas central heating and fully double glazed throughout, the property is in ready to move into order and would make a wonderful family home .

The Eastbourne area always proves popular, as it has a host of shops, amenities and supermarkets close by along with several schools. Regular bus links and access to the transport links to the A66 and A1M south are also easily accessible.

At a glance the accommodation that is on offer is as follows: Welcoming reception hallway, ground floor Bathroom with white suite, Bath, handbasin and WC. light and bright lounge/diner with a dual aspect, a fantastic social space with the kitchen/diner to the rear. To the first floor there are two double bedrooms and a further good sized single bedroom and the bathroom/WC which has a modern walk in shower cubicle.

Externally the property is positioned on a large plot with side gated access for an abundance of off street parking, there is a also a brick built detached double Garage.

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LOUNGE/DINER
24'05 x 11'09 (7.44m x 3.58m)

KITCHEN
17'08 x 8'10 (5.38m x 2.69m)

BATHROOM
8'9 x 6'7 (2.67m x 2.01m)

BEDROOM ONE
12'04 x 12'04 (3.76m x 3.76m)

BEDROOM TWO
10'06 x 8'07 (3.20m x 2.62m)

BEDROOM THREE
8'00 x 7'10 (2.44m x 2.39m)





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.



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