



## **40 WESTGATE ROAD, DARLINGTON, DL3 0SZ**

### **Offers In The Region Of £165,000**

A two-bedroom semi-detached bungalow, situated within a quiet residential development in the highly sought-after Faverdale area of Darlington. The property is conveniently located close to a range of shops and amenities in both Cockerton Village and West Park, with excellent road links providing easy access out of town via A1 (M).

The accommodation briefly comprises an entrance hall, lounge, kitchen, conservatory, two well-proportioned bedrooms, and a modern shower room. Externally, the property benefits from exceptionally well-maintained gardens to both the front



**LOUNGE**  
16'2 x 11'08 (4.93m x 3.56m )

**KITCHEN**  
7'10 x 6'6 (2.39m x 1.98m)

**BATHROOM**  
6'2 x 5'7 (1.88m x 1.70m)

**CONSERVATORY**  
10'02 x 9'3 (3.10m x 2.82m )

**BEDROOM ONE**  
13'07 x 8'11 (4.14m x 2.72m )

**BEDROOM TWO**  
9'9 x 7'01 (2.97m x 2.16m )

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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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