



## 22 PADDOCK LANE, DARLINGTON, DL2 2BU

### Offers In The Region Of £165,000

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 playing field, 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 door into a 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 creates a versatile and comfortable additional living space suitable for year-round use.

To the first floor, the master bedroom benefits being generous in size, complemented by two further well-proportioned bedrooms and a re-fitted family bathroom.



**LOUNGE**  
14'01 x 12'06 (4.29m x 3.81m )

**KITCHEN**  
16'00 x 8'8 (4.88m x 2.64m )

**CONSERVATORY**  
10'0 x 10'01 (3.05m x 3.07m )

**BEDROOM ONE**  
12'00 x 9'01 (3.66m x 2.77m )

**BEDROOM TWO**  
11'00 x 9'00 (3.35m x 2.74m )

**BEDROOM THREE**  
9'1 x 7'6 (2.77m x 2.29m )

**BATHROOM**  
6'00 x 8'3 (1.83m x 2.51m )

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>		78	83
(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			
England & Wales		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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the foregoing content, measurements of details, fixtures, contents and any other items are approximate and no responsibility is taken 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 at the time.

**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.

