



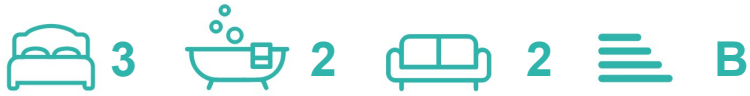
## 2 Penryn Close , Darlington, DL3 0ZW

Welcome to this modern semi-detached house located in the highly sought-after area of Harrowgate Hill, on the northern edge of Darlington. This delightful property, built in 2000, offers a generous living space of 883 square feet, making it an ideal family home.

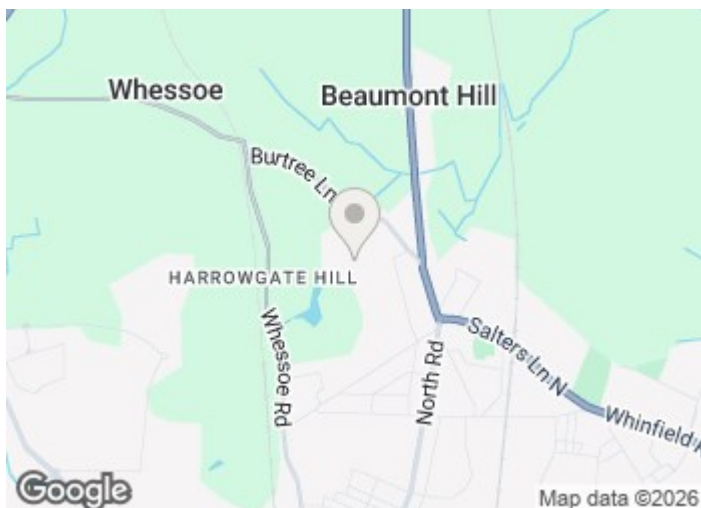
**£217,000**

## 2 Penryn Close

, Darlington, DL3 0ZW



- \*\*\*No Onward Chain\*\*\*
- Garage and Driveway
- Open plan living and dining area
- Desirable Location
- Landscaped rear garden and patio area
- PV Solar Panels
- New flooring and decor throughout

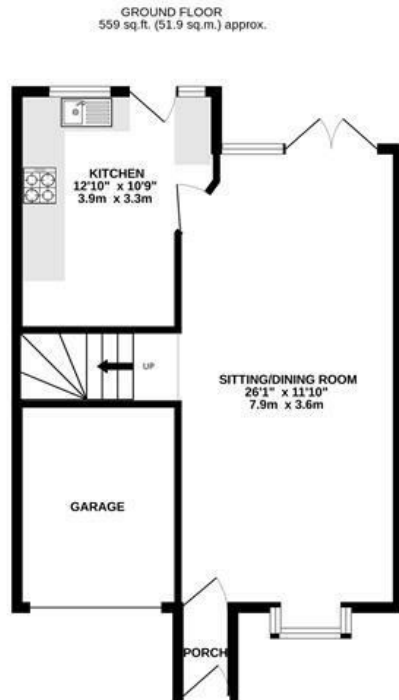


[Directions](#)



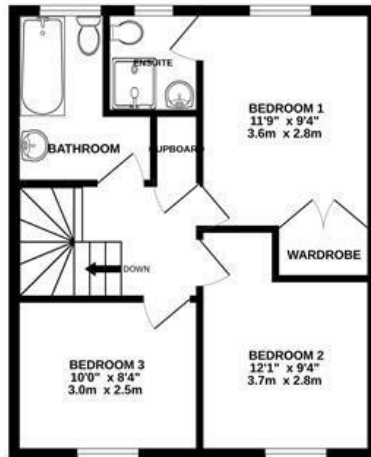


# Floor Plan



igo  
move

1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1019 sq.ft. (94.7 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>	<b>89</b>	<b>89</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>	<b>80</b>	<b>80</b>
(81-91) <b>B</b>	(81-91) <b>B</b>						
(69-80) <b>C</b>	(69-80) <b>C</b>						
(55-68) <b>D</b>	(55-68) <b>D</b>						
(39-54) <b>E</b>	(39-54) <b>E</b>						
(21-38) <b>F</b>	(21-38) <b>F</b>						
(1-20) <b>G</b>	(1-20) <b>G</b>						
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	