



23 IRIS GROVE, DARLINGTON, DL1 1AU

Offers In The Region Of £149,950

An immaculate TWO BEDROOMED semi-detached property which is in ready to move into order and situated in the modern development of Central Park and conveniently situated within walking distance of the town centre, Darlington's train station and close to local amenities. There are regular bus services and excellent transport links.

The accommodation is light and bright and would suit a variety of purchasers. It occupies a larger



Warmed by gas central heating and fully double glazed with an EPC rating of B. A brief summary of the accommodation is as follows reception hallway, ground floor WC, kitchen and lounge and dining room with French doors to the rear garden. To the first floor there are two double bedrooms and the bathroom/WC with a mains fed shower.

TENURE: Freehold
COUNCIL TAX:

RECEPTION HALLWAY

A large reception hallway with access to the kitchen and lounge/dining room and the cloaks/WC.

CLOAKS/WC

With a low level WC and handbasin.

LOUNGE

14'10" x 11'5" (4.53 x 3.48)

A generous well proportioned reception room with French doors to the rear garden. There is also an useful understairs cupboard.

KITCHEN

12'2" x 7'7" (3.72 x 2.32)

Fitted with a range of white gloss cabinets with complementing grey worksurfaces. There is an integrated electric oven and electric hob and plumbing for an automatic washing machine. The room has a window to the front aspect and there is space for a breakfast table.

FIRST FLOOR

LANDING

Leading to both bedrooms and to the bathroom/WC.

BEDROOM ONE

14'9" x 8'11" (4.52 x 2.74)

The first of two double bedrooms with fitted wardrobes.

BEDROOM TWO

14'6" x 7'9" (4.44 x 2.37)

A second double bedroom with two windows to the front aspect and having a built in over the stairs cupboard.

BATHROOM/WC

Comprising of a white suite with panelled bath with a mainsfed over the bath shower, there is a pedestal handbasin and low level WC,

EXTERNALLY

The front of the property is open plan and laid to lawn and has a paved driveway for of street parking. A single gate leads down through to the rear garden which is of a good size and is enclosed by fencing and laid to lawn with a further easy maintained gravelled area. There is also a paved patio seating area and a timber storage shed. There are also a handy outside electrical point.



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. See also the EPC.

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.

