



59 ESTORIL ROAD SOUTH, DARLINGTON, DL1 4SW

Offers In The Region Of £160,000

Offered for sale with NO ONWARD CHAIN, this three-bedroom semi-detached property occupies a generous plot in the ever-popular Eastbourne area of Darlington. Requiring some modernisation, the property presents an excellent opportunity for buyers looking to create a home to their own taste. Externally, there is off-street parking to the front, a detached garage, useful brick-built external storage sheds and a substantial enclosed rear garden.

The accommodation briefly comprises an entrance hallway with ground floor WC, a spacious lounge to the front aspect, a separate dining room to the rear with double doors opening onto the garden, and a fitted kitchen offering a range of wall and base units. To the first floor are three well-proportioned bedrooms, two of which are generous doubles, together with a family bathroom/WC.



WC
6'09 x 3'11 (2.06m x 1.19m)

LOUNGE
14'11 x 12'09 (4.55m x 3.89m)

KITCHEN
11'06 x 11'04 (3.51m x 3.45m)

DINING ROOM
11'06 x 8'9 (3.51m x 2.67m)

BATHROOM
5'10 x 7'7 (1.78m x 2.31m)

BEDROOM TWO
14'00 x 8'11 (4.27m x 2.72m)

BEDROOM ONE
13'10 x 11'05 (4.22m x 3.48m)

BEDROOM THREE
8'8 x 8'4 (2.64m x 2.54m)

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		
	69	75
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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors etc. are given for guidance only and are not intended to be used for any purpose other than to provide a general impression of the property. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Blueprints 12/20

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.

