



## **5 JUBILEE COTTAGES CONISCLIFFE ROAD, DARLINGTON, DL3 8TE**

### **Offers In The Region Of £225,000**

Offered with no onward chain, this charming and spacious three-bedroom period cottage on Coniscliffe Road is set just outside Darlington on a small private development, enjoying stunning views to both the front and rear, a private rear garden, and two dedicated parking spaces. Beautifully presented throughout, the home features an entrance vestibule, cosy lounge, separate dining room, modern kitchen, family bathroom, a master bedroom with en-suite, and two further bedrooms. Outside, the property benefits from a forecourt, rear courtyard, and mature, well-established gardens. Ideally





LOUNGE  
14'9" x 11'3" (4.52m x 3.45m)

KITCHEN/DINER  
17'5" x 12'0" (5.33m x 3.66m)

BEDROOM ONE  
11'9" x 12'2" (3.6m x 3.73m)

BEDROOM TWO  
11'5" x 9'6" (3.48m x 2.92m)

BEDROOM THREE  
8'7" x 8'0" (2.62m x 2.44m)

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		
	64	75
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, sections, yards 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been inspected and the guarantee is for the condition of the property as shown on the plan.

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.

