

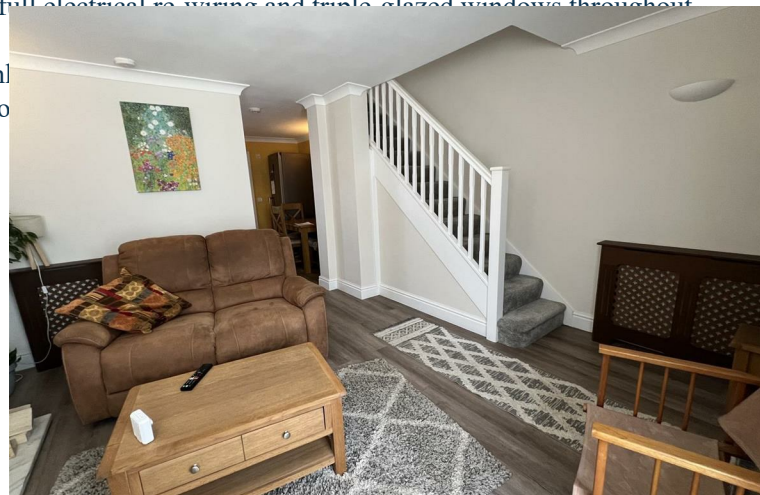


## 73 ALBATROSS WAY, DARLINGTON, DL1 1DN

### Offers In The Region Of £139,950

Albatross Way is ideally located within easy reach of a good range of local shops and amenities, including schools for all age groups and a regular bus service. A more comprehensive selection of shopping, leisure facilities and services can be found in Darlington town centre, which is just a short drive away.

The property has recently undergone a full renovation by the current owner and must be viewed to be fully appreciated. Benefitting from a ground floor shower room, it is well suited to a wide range of buyers. The works have been completed to an exceptionally high standard and include external Rockwool insulation, improving the property's energy efficiency rating to a high C. Further improvements include a new central heating boiler, new radiators, full electrical re-wiring and triple glazed windows throughout.





ENTRANCE PORCH

LOUNGE  
14'10" x 13'11" (4.54 x 4.26)

KITCHEN/DINER  
10'0" x 14'6" (3.06 x 4.44)

SHOWER ROOM/CLOAKROOM  
5'10" x 5'10" (1.8m x 1.8m)

FIRST FLOOR

LANDING

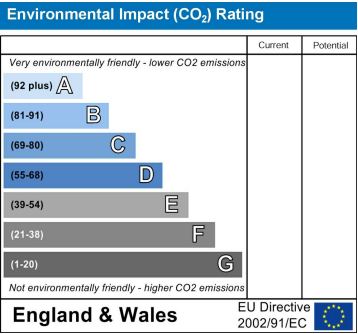
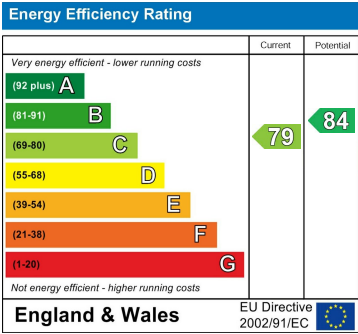
BEDROOM ONE  
18'2" x 10'4" (5.54 x 3.17)

BEDROOM TWO  
8'11" x 8'0" (2.72 x 2.46)

BATHROOM/WC



Whilst every attempt has been made to ensure the accuracy of the Supplier's combined floor measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The supplier, agent and agent's agents have not been tested and no guarantee is given to their accuracy or efficiency can be given.  
Marked with 'C' and 'D'.



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.

