



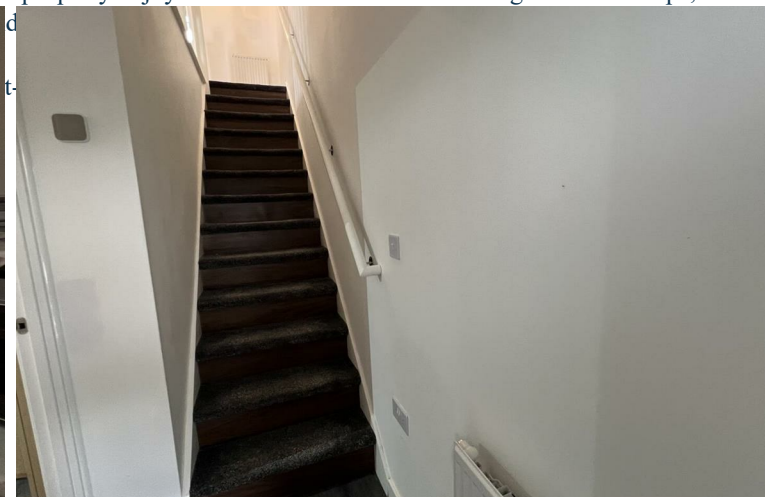
1 JOHN WILLIAMS BOULEVARD, DARLINGTON, DL1 1LR

Offers In The Region Of £165,000

Situated on the ever-popular Central Park, this well-presented three bedroom semi-detached property is an ideal home for first-time buyers, young families or investors alike.

The property offers a spacious lounge, a fitted kitchen, three well-proportioned bedrooms and a family bathroom. Externally, there is off-street parking for two vehicles to the front and an enclosed rear garden, providing an excellent space for outdoor entertaining or family enjoyment.

Conveniently located within easy reach of Darlington town centre, the property enjoys excellent access to a wide range of local shops,



HALLWAY
6'8" x 3'8" (2.05m x 1.12m)

WC
3'2" x 4'7" (0.97m x 1.42m)

KITCHEN
13'6" x 11'5" (4.12m x 3.49m)

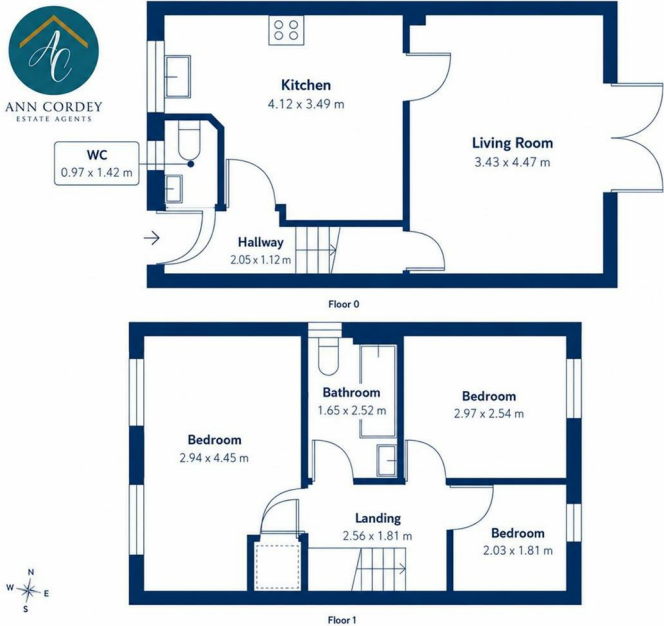
LOUNGE
11'3" x 14'7" (3.43m x 4.47m)

BEDROOM ONE
9'7" x 14'7" (2.94m x 4.45m)

BEDROOM TWO
9'8" x 8'3" (2.97m x 2.54m)

BEDROOM THREE
6'7" x 5'11" (2.03m x 1.81m)

BATHROOM
5'4" x 8'3" (1.65m x 2.52m)



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.

