



8 DENE GROVE, DARLINGTON, DL3 9LU

Offers In The Region Of £250,000

Offered for sale with no onward chain, this well-presented detached bungalow occupies a peaceful position within this highly sought-after area of Darlington, conveniently located within walking distance of a range of local amenities, both Cockerton Village and Darlington Town Centre.

The accommodation briefly comprises an entrance hallway, a bright and spacious lounge overlooking the front aspect, two bedrooms (one to the front and one to the rear), a modern re-fitted shower room, and a generous kitchen/breakfast room with direct access to the enclosed rear garden.



KITCHEN
19'06 x 8'10 (5.94m x 2.69m)

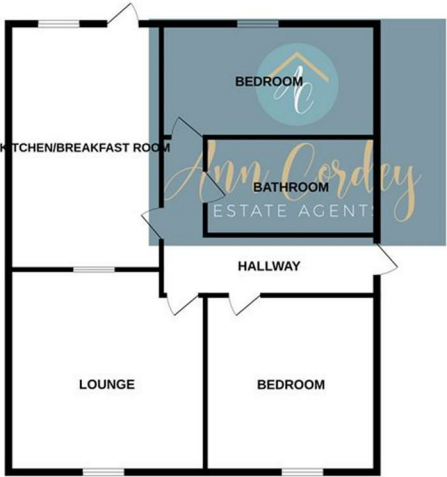
BEDROOM
8'3 x 9'10 (2.51m x 3.00m)

BATHROOM
9'4 x 5'09 (2.84m x 1.75m)

BEDROOM
11'09 x 10'03 (3.58m x 3.12m)

LOUNGE
15'06 x 10'11 (4.72m x 3.33m)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 tested and no guarantee as to their operability or efficiency can be given.
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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.

