



17 TELFORD DRIVE, DARLINGTON, DL1 1HA

Offers In The Region Of £127,000

This fantastic three-bedroom end-terraced property has been recently re-decorated and is ideal for first-time buyers or families. Offering on-street parking, a rear enclosed garden, and a garage/outbuilding, the home provides both comfort and practicality. Situated in a popular residential area close to local shops, schools, and excellent transport links, it combines convenience with a welcoming community setting. With an EPC rating of C, this property represents an excellent opportunity for those seeking a well-presented home in a desirable location.



LOUNGE

15'5" x 11'3" (4.7m x 3.44m)

KITCHEN

14'6" x 9'2" (4.43m x 2.81m)

BEDROOM ONE

13'9" x 8'3" (4.2m x 2.53m)

BEDROOM TWO

11'1" x 8'3" (3.4m x 2.54m)

BEDROOM THREE

7'6" x 5'11" (2.3m x 1.81m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		84
(69-80) C	69	
(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 (CO₂) 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	

GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor and agent accept no responsibility for any inaccuracies contained within this plan and no guarantee is given as to their operability or efficiency can be given.

Made with Measure 2000

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.

