



### **3 BERRIEDALE DRIVE, DARLINGTON, DL1 3TD**

**Asking Price £225,000**

This well-presented three-bedroom link-detached home is located in the popular Harrowgate Hill area within the Ashbrook development. It offers comfortable living with easy access to road links, schools, shops, and local amenities.

Inside, the property features three reception rooms, providing plenty of space for family life. There are three bedrooms, ideal for a growing family or home working, with the main bedroom benefiting from a modern re-fitted en-suite.



LOUNGE  
12'7" x 17'1" (3.84m x 5.21m)

DINING ROOM  
7'4" x 9'8" (2.26m x 2.95m)

KITCHEN  
8'2" x 9'6" (2.51m x 2.92m)

CONSERVATORY  
8'7" x 7'6" (2.64m x 2.31m)

BEDROOM ONE  
8'5" x 10'7" (2.59m x 3.23m)

BEDROOM TWO  
10'0" x 9'1" (3.07m x 2.79m)

BEDROOM THREE  
7'1" x 7'6" ( 2.18m x 2.31m)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 85                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 67      |                         |
| (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 <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 floorplan contained here, measurements of doors, windows, rooms 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 a guide for the prospective purchaser. The actual layout, dimensions and appearance of the property may vary from the floorplan. No guarantee as to their accuracy or efficiency can be given. Please visit the property.

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.

