



22 MIDDLEHAM ROAD, DARLINGTON, DL1 3DJ

Offers In The Region Of £129,950

Situated in the ever-popular Harrowgate Hill area of Darlington, this well-presented two-bedroom semi-detached home would make an ideal purchase for a first-time buyer, investor or those looking to downsize.

The current owners have upgraded the property throughout, creating a modern and welcoming home ready to move straight into. The accommodation includes two spacious reception rooms, a contemporary fitted kitchen, and a stylish bathroom fitted with a white suite comprising a bath with overhead shower.

To the first floor are two generous double bedrooms, both offering excellent space and natural light.

Externally, the property benefits from gardens to both the front and rear, with the enclosed rear garden providing a fantastic space to relax or entertain during



LOUNGE
14'11" x 13'3" (4.55m x 4.06m)

DINING ROOM
11'5" x 8'5" (3.48m x 2.57m)

KITCHEN
10'11" x 6'0" (3.35m x 1.83m)

BEDROOM ONE
10'11" x 10'7" (3.33m x 3.23m)

BEDROOM TWO
8'7" x 8'5" (2.62m x 2.59m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items for 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, fixtures and appliances shown have not been inspected and no guarantee is given for their condition or fitting unless stated.

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.

