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The Firs

Darlington, DL1 3PH

Offers in the region of £165,000

House - Semi-Detached
3 Bedroom/s
1 Bathroom/s

Sure to be a popular property in this highly sought after Whinfield area of Darlington, close to excellent local schools, transport links and other amenities to include Doctors and Supermarket. The property itself is in good decorative order throughout and could be moved into immediately as there is NO ONWARD CHAIN. The internal layout briefly comprises entrance hallway, spacious open plan living/dining room and kitchen to the rear overlooking the pleasant rear garden. To the rear of the garage is an extension which would lend itself perfectly to be used as a study, playroom or simply extra storage space. The first floor landing gives access to three bedrooms and family bathroom. Externally, to the front there is a driveway which leads to a single garage and is alongside a pleasant lawned garden. To the rear, an enclosed, spacious garden and patio area.





- EXTENDED TO THE REAR
- PLEASANT CUL-DE-SAC LOCATION
- GOOD DECORATIVE ORDER THROUGHOUT
- STUDY ON THE GROUND FLOOR
- OFF STREET PARKING AND GARAGE

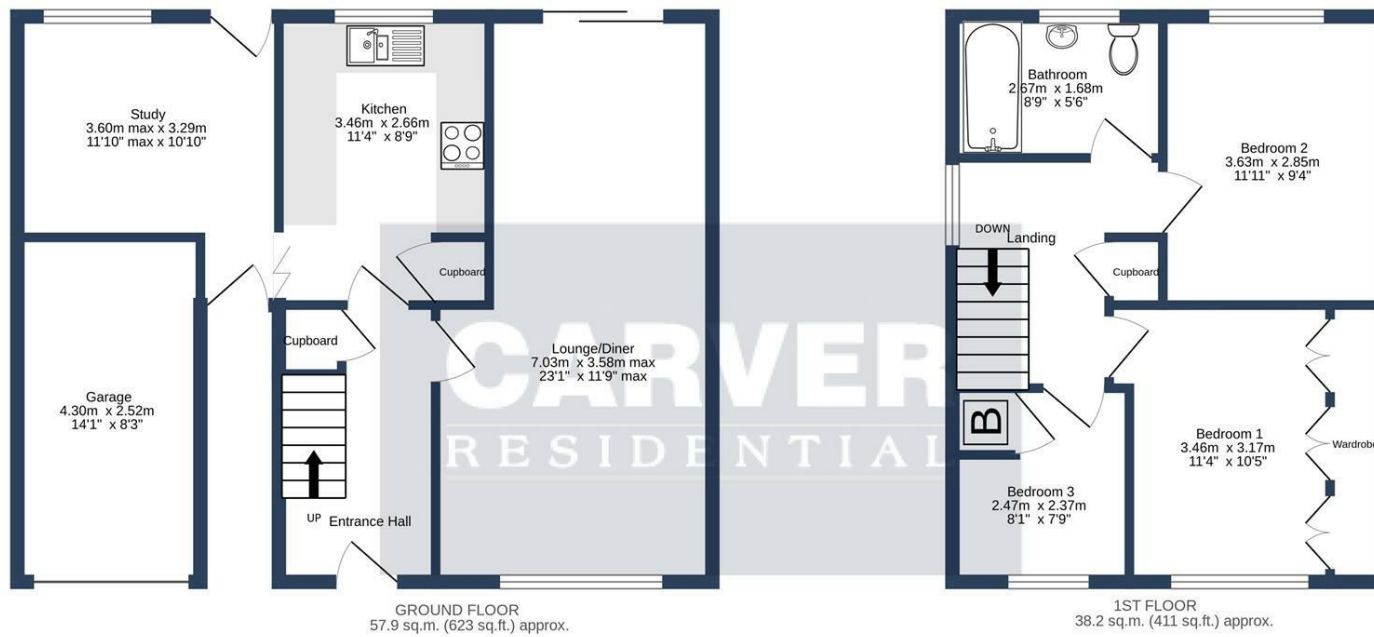
GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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TOTAL FLOOR AREA: 96.1 sq.m. (1034 sq.ft.) approx.

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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