



Occupying a lovely position, not overlooked to the front or rear, this SEMI-DETACHED property is pleasantly situated on this popular development within the Darlington Borough.

An internal viewing will reveal a ground floor WC, comprehensively fitted kitchen and a sizeable open plan living/dining room with French doors opening to the rear gardens.

The first floor features a principal bedroom with built-in wardrobes and en-suite shower room/WC with two further bedrooms and a family bathroom/WC.

Externally there is a block paved driveway to the front suitable for parking up to three vehicles with landscaped enclosed gardens to the rear with lawn and patio areas.





Agents Notes

Tenure:- Freehold

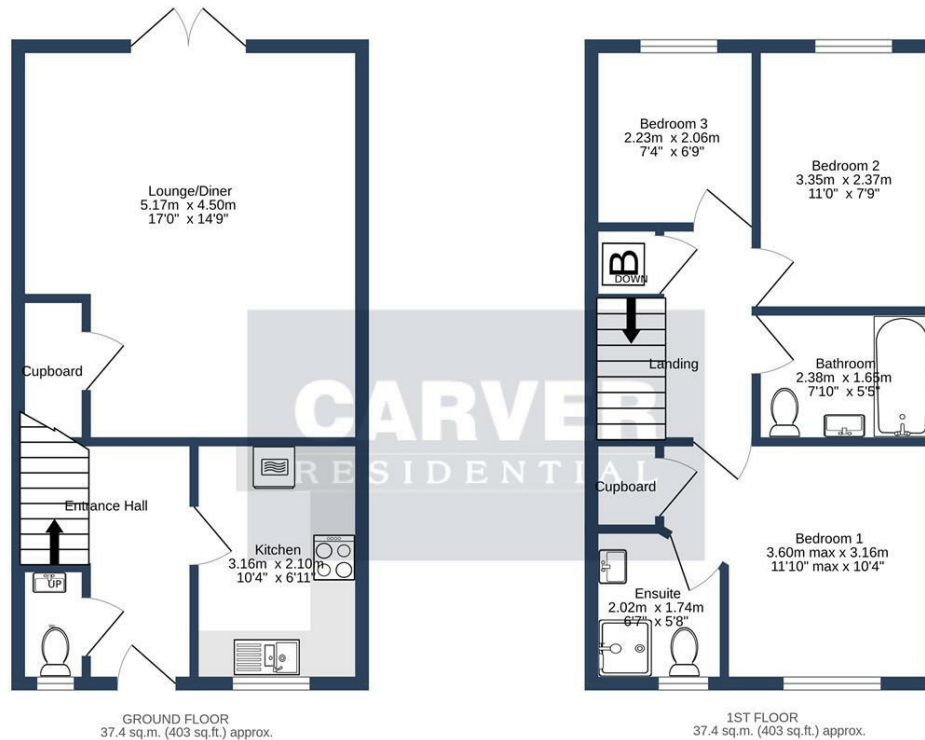
Mains gas, (central heating to radiators), electricity & drainage

We understand that there is a charge of approximately £15.00pcm to contribute towards communal areas on the development. Further details are available from the Agent.

uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Darlington Borough Council



SPINDLEBERRY WAY, SCHOOL AYCLIFFE, DL5 6GS.

TOTAL FLOOR AREA : 74.8 sq.m. (805 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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

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MAB 6202



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