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Turf Close

Darlington, DL2 2FA

Offers in the region of £240,000

House - Detached
3 Bedroom/s
2 Bathroom/s

NO ONWARD CHAIN, Built by Bussey & Armstrong to a high specification this DETACHED property offers modern day living, as soon as you enter the welcoming hallway, there is a cloakroom/WC, a well appointed living/dining room with patio doors opening to the rear garden, the kitchen is fitted with a range of quality units and integrated cooking appliances. To the first floor is a spacious landing master bedroom with en-suite two further bedrooms and family bathroom/WC with overhead shower.

To the front is an extensive DRIVEWAY giving access to the garage, to the rear is a large mature established garden which is mainly laid to lawn perfect for all the family to enjoy the summer sunshine.

Early viewing will impress the discerning buyer.





- DETACHED PROPERTY
- NO ONWARD CHAIN
- GROUND FLOOR CLOAKS/WC
- DRIVE & GARAGE
- INTERNAL VIEWING WILL IMPRESS

- BUSSEY & ARMSTRONG BUILT
- BUILT TO A HIGH SPECIFICATION
- LARGE REAR GARDEN
- THREE BEDROOMS MASTER WITH EN-SUITE

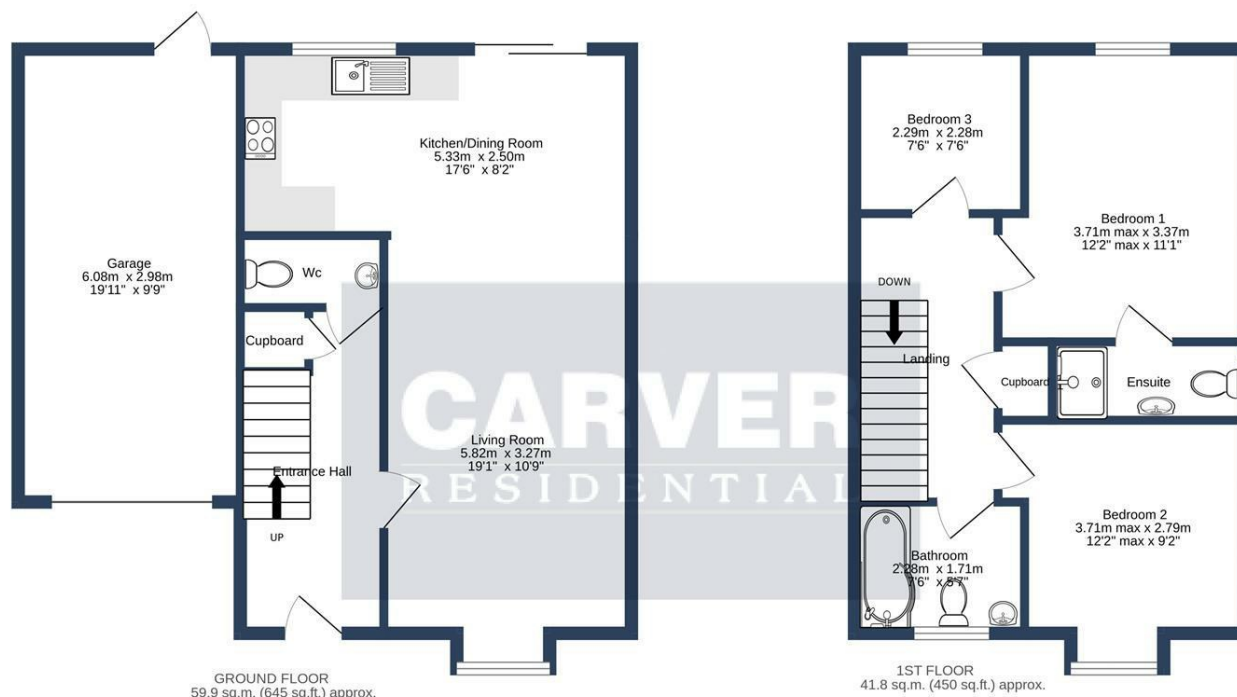
GENERAL INFORMATION

Tenure: Freehold

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

Double glazing and alarm system, also having the remaining NHBC

Local Authority: tax Banding C) Buyers please note that there is a green levy charge of approx £100.00 per annum.



TURF CLOSE, DARLINGTON, DL2 2FA.

TOTAL FLOOR AREA : 101.7 sq.m. (1095 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		93
(81-91) B	82	
(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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