



country properties
village properties
town homes
barn conversions
building plots

Littlebeck Drive
Darlington, DL1 2TU

Offers in the region of £120,000

NICK & GORDON
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An opportunity to purchase this stylish property located within the popular Houghton area of Darlington and presented to a high standard throughout. It lies close to excellent amenities and good transport links. The property has the benefit of gas fired central heating, double glazing and south-west-facing rear garden. The layout briefly comprises entrance porch, living room, kitchen/dining room and conservatory to the rear. To the first floor there are two double bedrooms and bathroom/WC. This is a property which will appeal to a variety of buyers looking for a home which offers ready to move accommodation and early viewing will certainly impress.

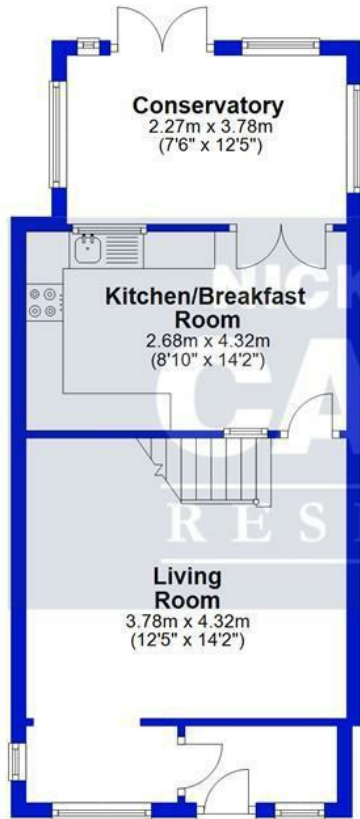




- GARAGE
- BEAUTIFUL HOME
- SOUTH WEST FACING GARDEN
- DRIVEWAY
- USEFUL CONSERVATORY

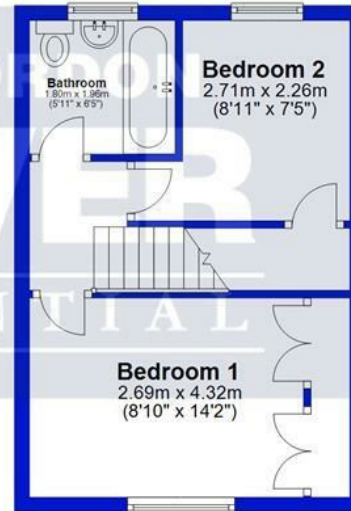
Ground Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.1 sq. feet)



Total area: approx. 69.2 sq. metres (745.4 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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