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The Heathers, Orchard Close  
Dalton On Tees, Darlington, DL2 2PY  
**Asking price £337,500**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

A refurbished four bedroomed detached family home located within a cul de sac position within the popular village of Dalton on Tees. The property benefits from oil fired central heating and Upvc double glazing. The well presented living accommodation includes an entrance porch, reception hall, spacious living room with open fire, dining room with patio doors to the rear garden, lovely refurbished kitchen / breakfast room fitted with a good range of wall and base units including integrated double oven, hob, dishwasher and fridge freezer together with granite work tops. There is also a useful and refurbished utility room and cloaks room / wc. To the first floor there is a landing with contemporary glazing to the stairs, master bedroom with en suite shower room / wc, three further good sized bedrooms and a modern refurbished family bathroom. Externally there is a front garden, side access gate, driveway for off street parking and a single garage with power, light and pedestrian door. The rear garden has been landscaped and enjoys a mainly west facing aspect with patio area and lawn. The village is situated just off the A167 and has a lovely village green and public house.





- Refurbished Four bedroomed detached family home situated within a cul de sac location
- Refurbished kitchen / breakfast room with integrated appliances
- Master bedroom with en suite shower room
- Oil fired central heating and Upvc double glazing
- West facing rear garden with stone flagged patio and lawn
- Two spacious reception rooms
- Useful refurbished utility room and separate cloaks / wc
- Refurbished family bathroom
- Driveway providing off street parking and access to the garage
- Popular village location

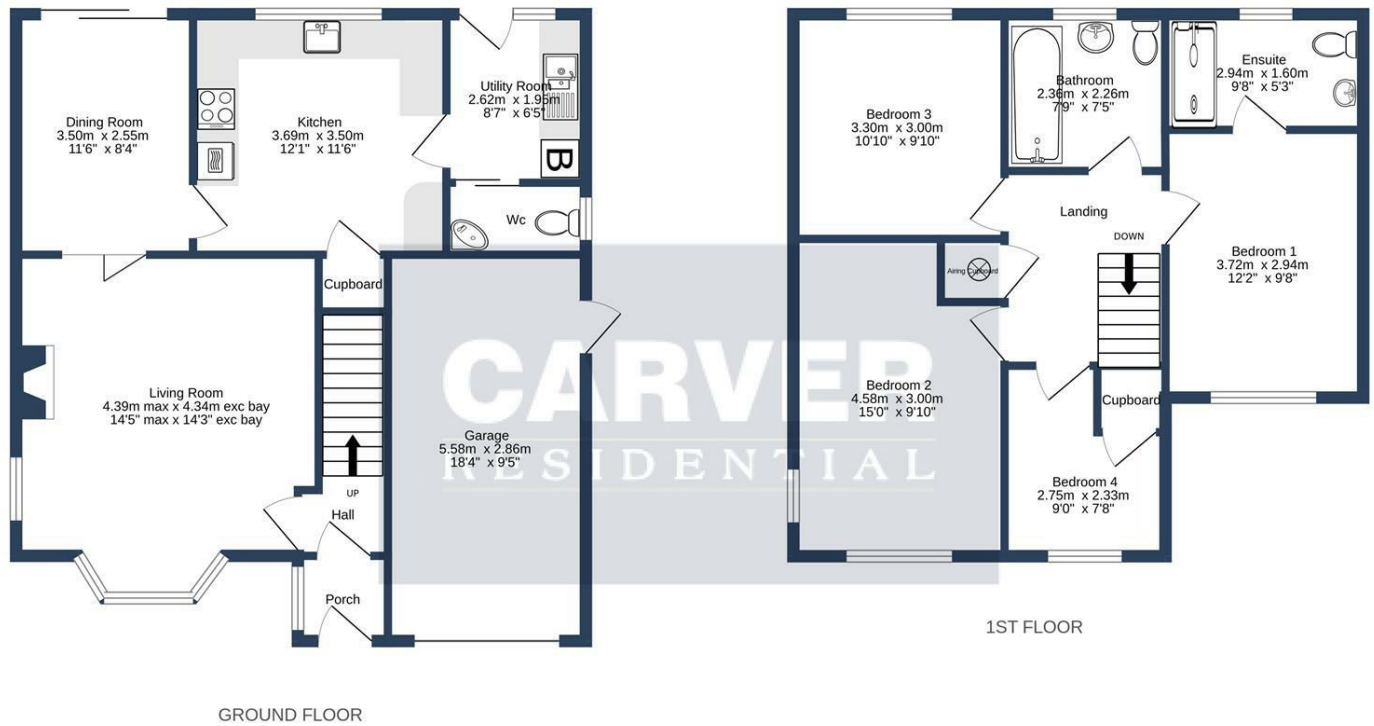
#### GENERAL INFORMATION

Tenure: Freehold

Services: Oil central heating, mains electric, water and drainage

Double glazing

Local Authority: Richmond Band E



ORCHARD CLOSE, DALTON-ON-TEES, DL2 2PY.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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