



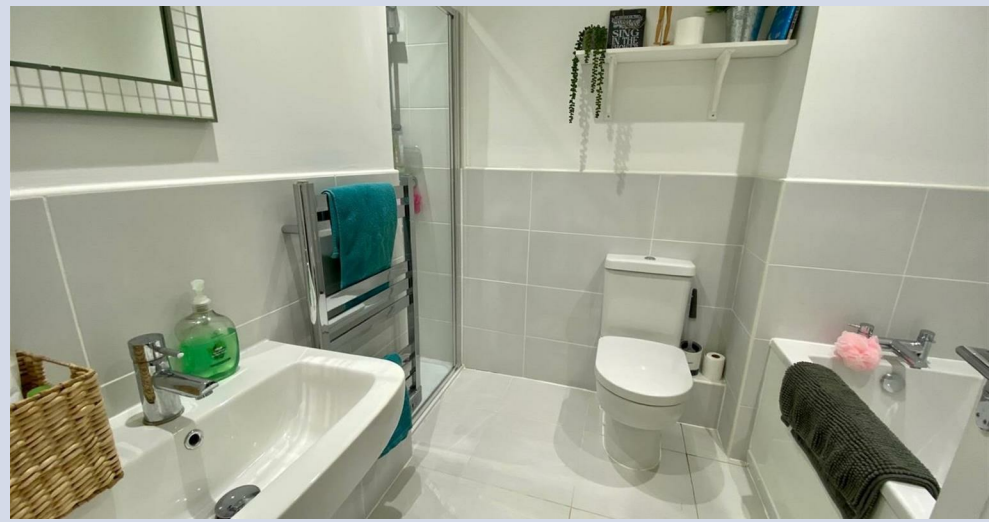
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The Green,  
Darlington, DL2 2LJ  
**Offers in the region of £325,000**

House - Semi-  
Detached  
4 Bedroom/s  
2 Bathroom/s

This is a deceptively spacious home in a popular rural village location set over three floors. The property benefits from offroad parking and is perfectly positioned commuter access into Darlington and Barnard Castle. The ground floor has a front entrance hallway leading into a large living room with feature fireplace and log burning stove, an upgraded WC and a spacious kitchen/dining room with underfloor heating and French doors out to a landscaped, low maintenance rear garden/courtyard area. The first floor comprises three double bedrooms and a family bathroom. The main bedroom, is on the second floor and has a large ensuite bath/shower room and walk-in wardrobe. A tarmac drive gives electric-gated access to parking area and a single garage to the rear of the property. High Coniscliffe offers stunning countryside and river walks, a pub/restaurant, a church and a highly regarded primary school. This home is within a 10-minute drive to Darlington (which has fast London trains) and the A1M.





- LARGE HOME SET OVER THREE FLOORS
- GARAGE AND PARKING
- UPGRADES THROUGHOUT

- LANDSCAPED REAR COURTYARD/GARDEN AREA
- POPULAR VILLAGE LOCATION

**GENERAL INFORMATION:**

Tenure: Freehold

Services: Electric heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

Solar panels: Owned outright and has a 50 year plan with the property.

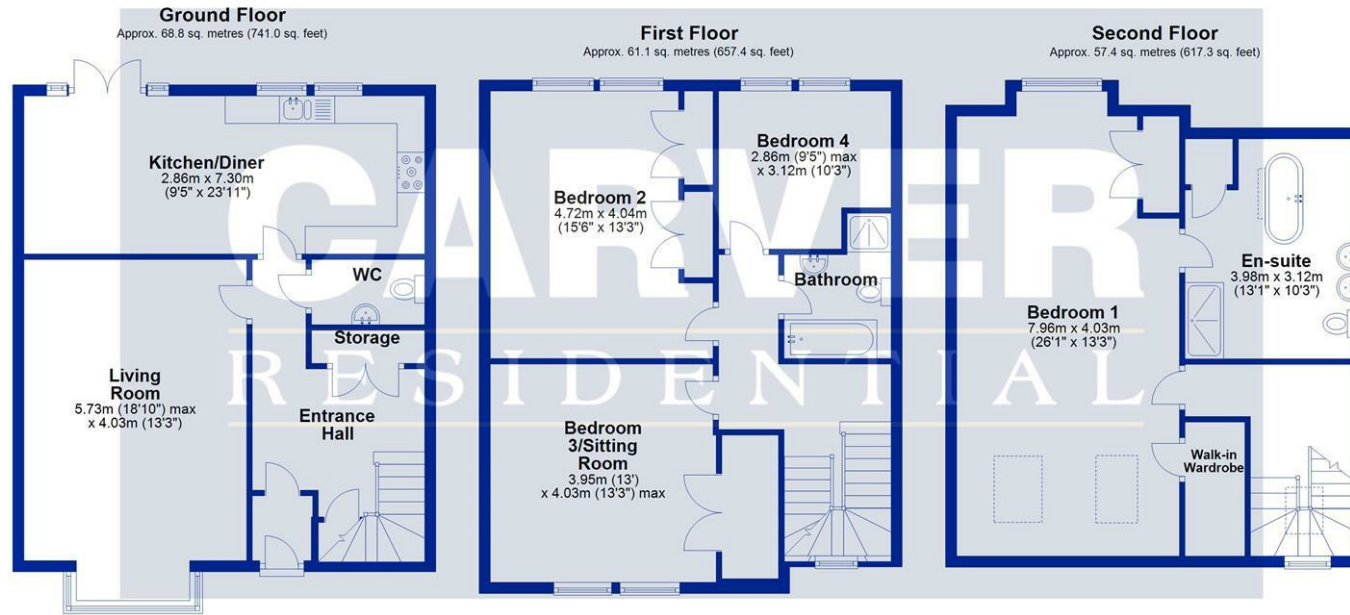








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU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



Total area: approx. 187.3 sq. metres (2015.7 sq. feet)

For identification purposes only. Not to scale.  
Plan produced using PlanUp.

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