



Nestled in the sought-after West End location of Cleveland Avenue, Darlington, this semi-detached house is a spacious family home that exudes charm with its retained period features. Boasting two reception rooms, perfect for entertaining guests or relaxing with the family, this property offers ample space for all your needs.

With three bedrooms and a guest bedroom, there is plenty of room for a growing family or visiting friends. The property also benefits from separate bathroom and toilet upstairs, ensuring convenience and comfort for all residents.

The property also benefits from having a cellar which can be used for a handy utility area or useful storage. The large garage and driveway offer ample parking space, making it ideal for a family looking for convenience and practicality.

This property is a rare find in the desirable West End location, with no onward chain, this is an opportunity not to be missed for those seeking a family-oriented home in a prime location.





- NO ONWARD CHAIN
- WALKING DISTANCE TO WELL REGARDED SCHOOLS
- SPACIOUS INTERIOR
- CORNER SITED GARDENS
- CELLAR AREA.
- SOUGHT AFTER WEST END LOCATION
- TWO RECEPTION ROOMS
- COMPETETIVELY PRICED
- DRIVE AND GARAGE

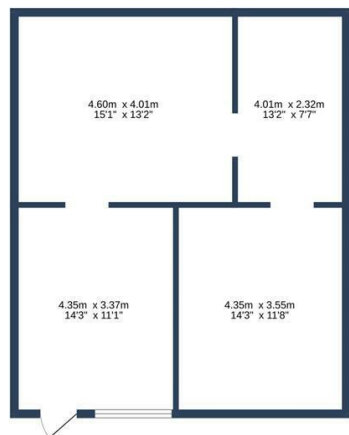
GENERAL INFORMATION

Tenure: Freehold

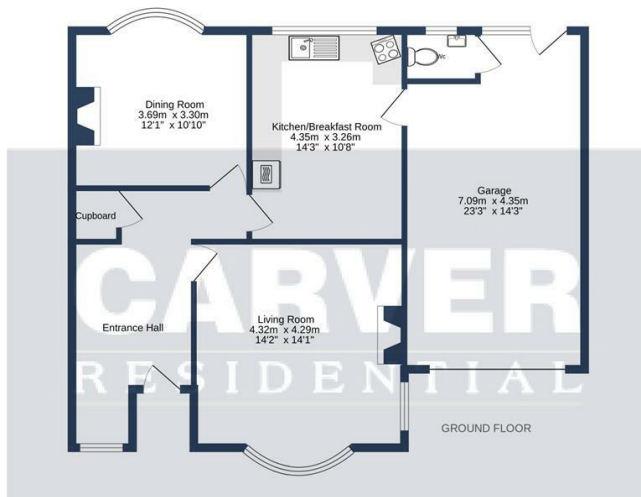
Services: Gas central heating, mains electric, water and drainage.

Double glazing

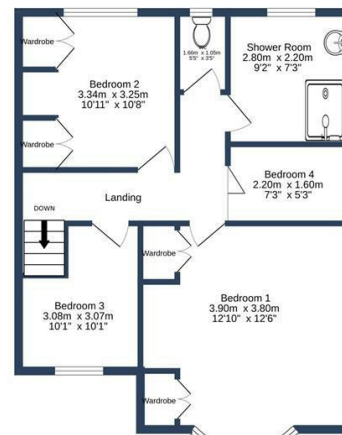
Local Authority: Darlington (Tax Banding D)



CELLAR



GROUND FLOOR



1ST FLOOR

CLEVELAND AVENUE, DARLINGTON. DL3 7BD.

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		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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