



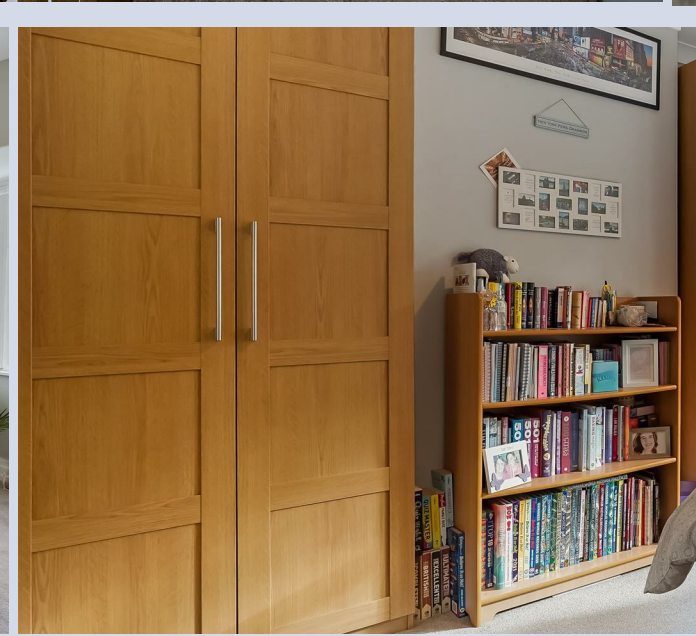
Welcome to Woodburn Drive, Darlington - a charming semi-detached home set over three floors in the sought-after West End of Darlington. This delightful property boasts two reception rooms, five bedrooms, and two bathrooms, making it perfect for a growing family looking for a spacious home. Situated in a popular cul-de-sac location, this house offers easy access to excellent schooling options, ideal for families with children. The property has been thoughtfully extended to the rear, creating a large kitchen/dining room that is perfect for hosting family gatherings or entertaining guests. With its period charm, ample living space, and convenient location, this property on Woodburn Drive is a fantastic opportunity for those seeking a comfortable and welcoming family home in Darlington's desirable West End. Don't miss out on the chance to make this house your own and create lasting memories in this wonderful community.

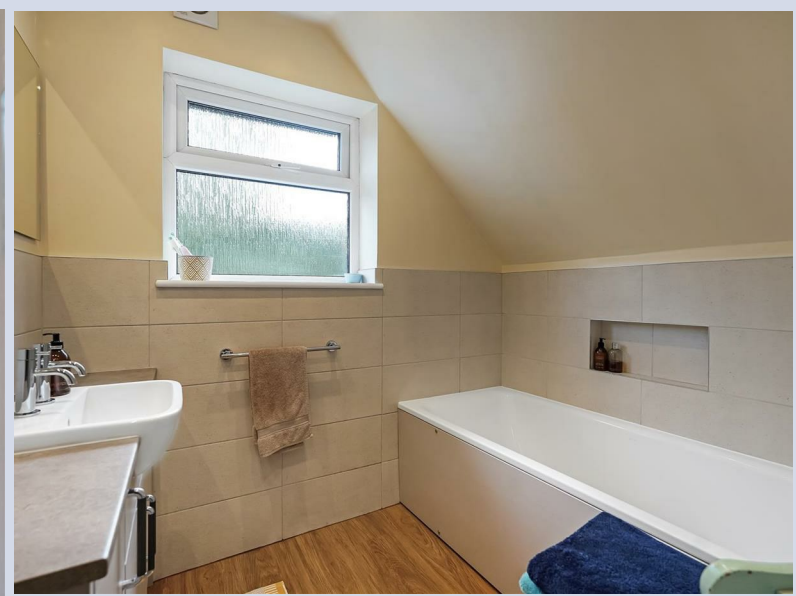
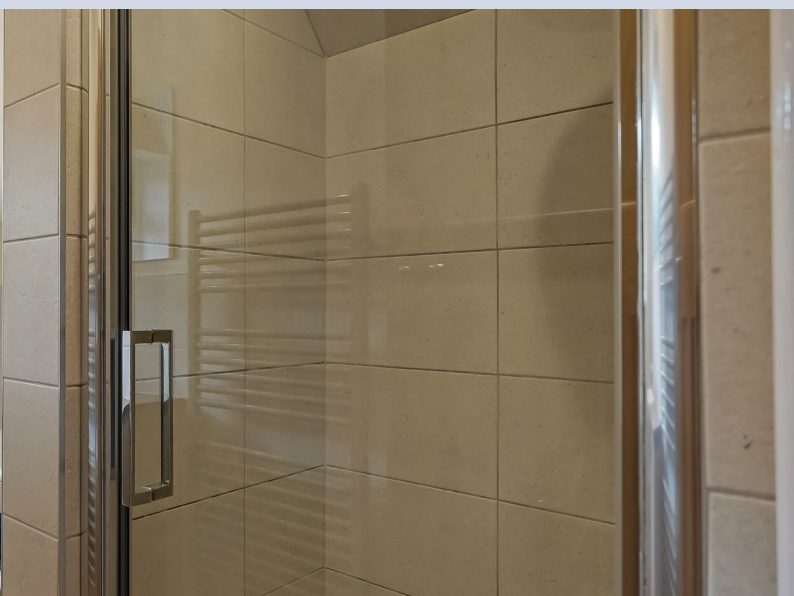




- SOUGHT AFTER WEST END OF DARLINGTON
- GROUND FLOOR EXTENSION
- OFF STREET PARKING
- CUL-DE-SAC LOCATION
- SET OVER THREE FLOORS

GENERAL INFORMATION:
 Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage.
 Double glazing
 Local Authority: Darlington Borough Council (Tax Banding E)



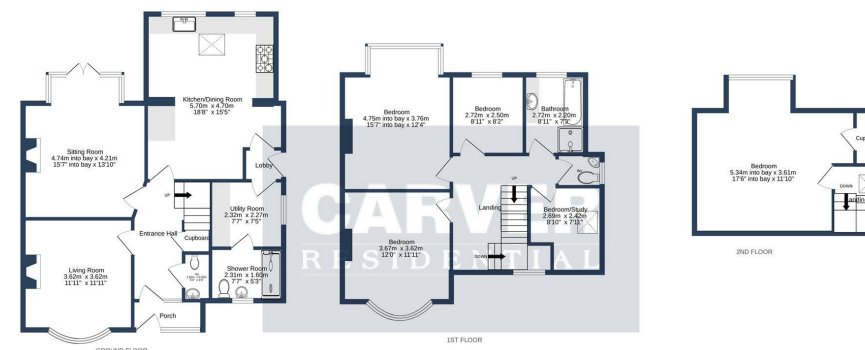








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



WOODBURN DRIVE, DARLINGTON, DL3 8AB.

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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MAB 6202



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