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94, Leyburn Road,

Darlington, DL1 2ES

Offers in the region of £175,000

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

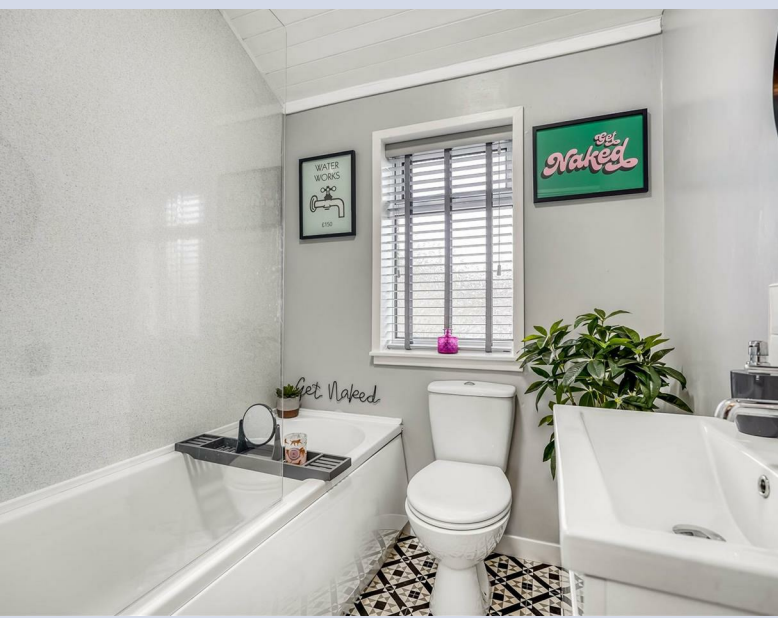
Located on Leyburn Road, Darlington, this beautifully presented semi-detached home offers a perfect blend of spacious modern living and comfort. The property has been fully updated by the current owners, showcasing stylish and contemporary décor throughout, making it an ideal home for families or professionals alike. Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the home. The property has three bedrooms (one of which utilised as a dressing room) providing ample space for relaxation and rest. With two bathrooms (shower room on the ground floor), including modern fixtures, morning routines will be a breeze for the entire household. One of the standout features of this home is the large garden, perfect for outdoor entertaining, gardening, or simply enjoying the fresh air. Additionally, there is a garage situated within the garden, offering extra storage space, although it does not provide vehicle access. The newly installed driveway allows for off-street parking, ensuring convenience for you and your guests. This delightful property is not only a wonderful place to live but also a fantastic opportunity to enjoy the vibrant community of Darlington. With its modern updates and spacious layout, this home is ready for you to move in and make it your own. Don't miss the chance to view this exceptional property.





- EXCEPTIONAL HOME
- MODERN ANS STYLISH DECOR THROUGHOUT
- OFF STREET PARKING
- MODERNISED THROUGHOUT
- POPULAR LOCATION
- LARGE GARDEN

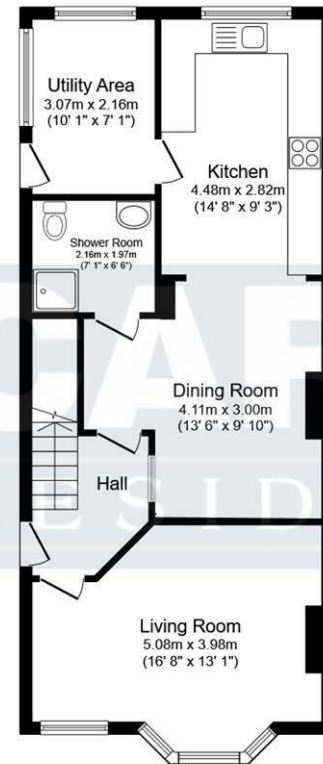
GENERAL INFORMATION:
 Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage.
 Local Authority: Darlington Borough Council (Tax Banding B)



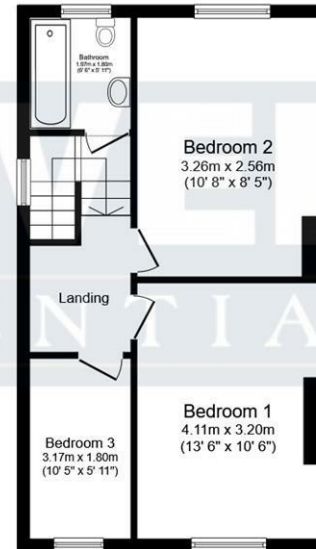








Ground Floor
Floor area 63.4 sq.m. (683 sq.ft.)



First Floor
Floor area 46.4 sq.m. (500 sq.ft.)

Total floor area: 109.9 sq.m. (1,183 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	86
(81-91) B		
(69-80) C		
(54-68) D		
(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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