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11, Greenmount Road,  
Darlington, DL3 8EP  
**Price £350,000**

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

Conveniently located, only 10 minutes walk from the town center on the charming tree lined street of Greenmount Road in Darlington's West end, we have the pleasure to bring to you this delightful semi-detached house. Comfortable and practical for modern family living. With four spacious bedrooms, this property provides space for a growing family or those who enjoy having guests. The two well-appointed reception rooms create inviting areas for relaxation and entertainment, with open plan living in the kitchen / dining area making it easy to host gatherings or enjoy quiet evenings at home.

The house features two bathrooms, ensuring convenience for all occupants, particularly during busy mornings. The layout is thoughtfully designed to maximise space and functionality, catering to the needs of contemporary lifestyles.

Outside, the property boasts parking for up to three vehicles, a valuable asset in today's busy world. This feature not only adds to the convenience of daily life but also enhances the overall appeal of the home. To the rear a magnificent garden and garden room / outbuilding with the beautiful "Green Park" beyond. Fantastic for dog walkers or those with young children.

Greenmount Road is situated in a friendly neighbourhood, offering a sense of community while being conveniently close to local amenities, schools, and parks and of course the proximity to the town center! This property is an excellent opportunity for those seeking a comfortable and spacious home in a desirable location. Whether you are a first-time buyer or looking to relocate, this semi-detached house is sure to meet your needs and exceed your expectations. Don't miss the chance to make this lovely house your new home.





- Location, location, Darlington's west end, close to town center
- 4 Bedrooms
- 2 Bathrooms plus downstairs W/C
- "Green Park" to rear of property
- Beautiful Semi detached property
- 2 spacious living, open plan kitchen dining
- Fantastic private garden to rear
- Off street parking for multiple vehicles

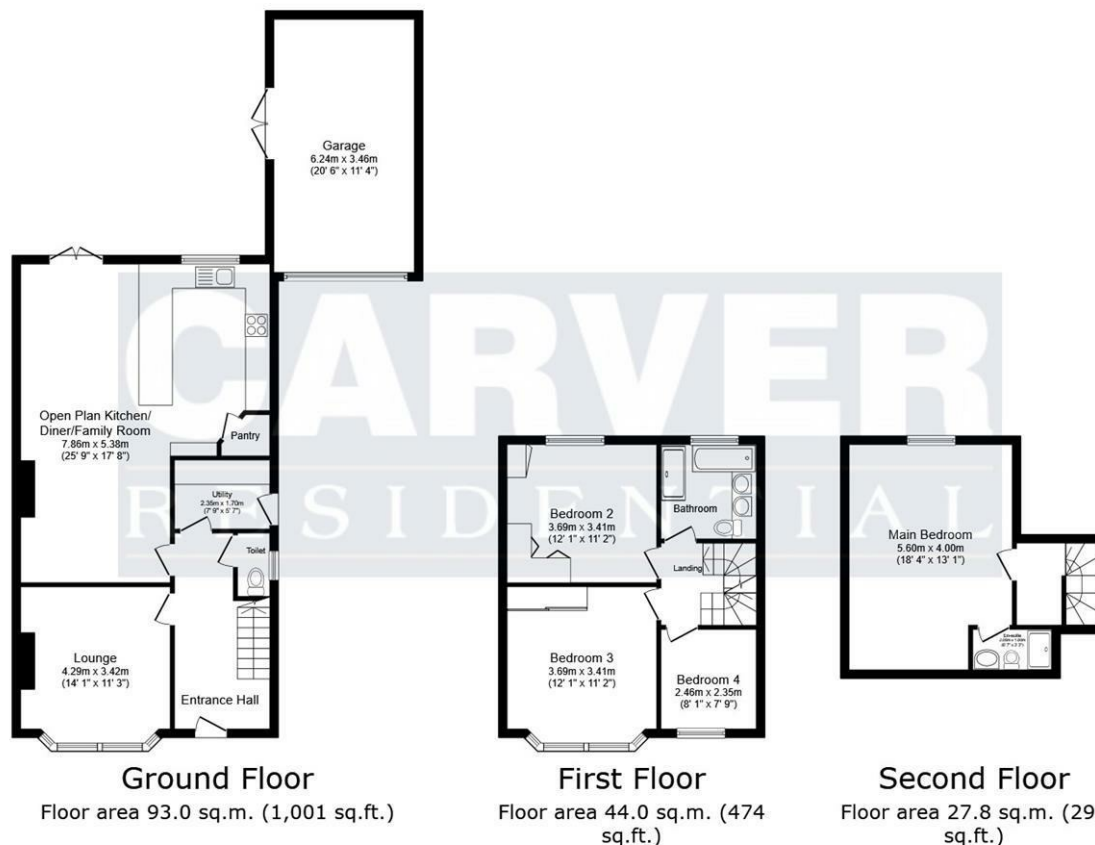
**GENERAL INFORMATION:**  
 Tenure: Freehold  
 Services: Gas central heating, mains electric, water and drainage.  
 Double glazing  
 Local Authority: Darlington Borough Council (Tax Banding D)











Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
81-91 <b>A</b>		82
69-80 <b>B</b>		
55-68 <b>C</b>	69	
45-54 <b>D</b>		
35-44 <b>E</b>		
25-34 <b>F</b>		
1-24 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Total floor area: 164.8 sq.m. (1,774 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

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