



Located on Carleton Drive in the desirable West End of Darlington, this stunning semi-detached house is a true gem. With three well-proportioned bedrooms and a modern family bathroom, this property is perfect for families seeking a stylish and spacious home.

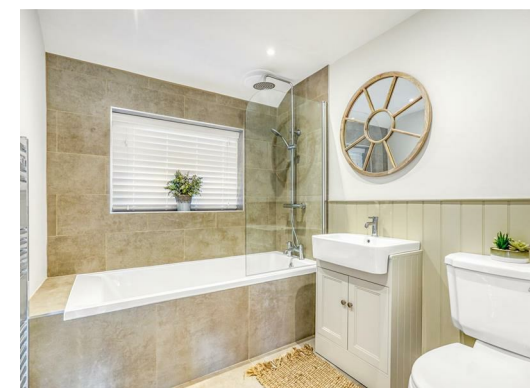
Upon entering, you are greeted by a welcoming hallway that sets the tone for the rest of the house. The property has recently undergone a comprehensive refurbishment programme, ensuring it is ready for you to move in without delay. The large open-plan living and dining area is perfect for both relaxation and entertaining, seamlessly connecting to a beautifully refitted kitchen equipped with integrated appliances. Additionally, a handy utility room and a convenient cloakroom with WC enhance the practicality of this home.

The first floor boasts three good-sized bedrooms, providing ample space for family members or guests. The contemporary bathroom/wc features an overhead shower, and quality tiling to walls and flooring catering to all your bathing needs.

Outside, the property benefits from mature and established front and rear gardens, offering a tranquil outdoor space to enjoy. A drive and garage provide essential off-street parking and additional storage.

This home is ideally located within walking distance of well-regarded schools, making it an excellent choice for families. With its contemporary design and thoughtful layout, this property is not to be missed. NO ONWARD CHAIN





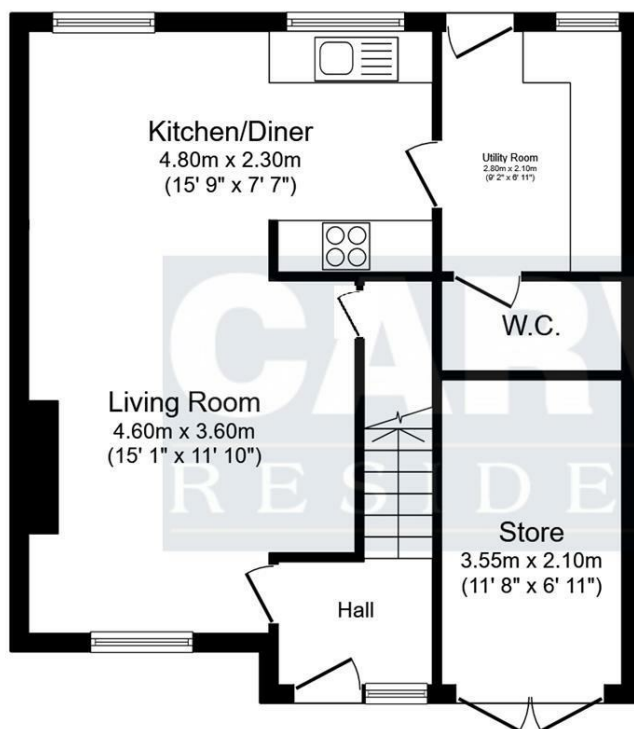
- NO ONWARD CHAIN
- READY TO MOVE INTO
- DECEPTIVELY SPACIOUS
- SUITED TO A VARIETY OF BUYERS
- INTERNAL VIEWING WILL IMPRESS THE DISCERNING BUYER.

- STYLISH STUNNING PROPERTY
- NO EXPENSE HAS BEEN SPARED WITH THE REFURBISHMENT PROGRAMME
- WEST END LOCATION
- HANDY UTILITY AND CLOAKS/WC
- MATURE, ESTABLISHED GARDENS, DRIVE AND GARAGE

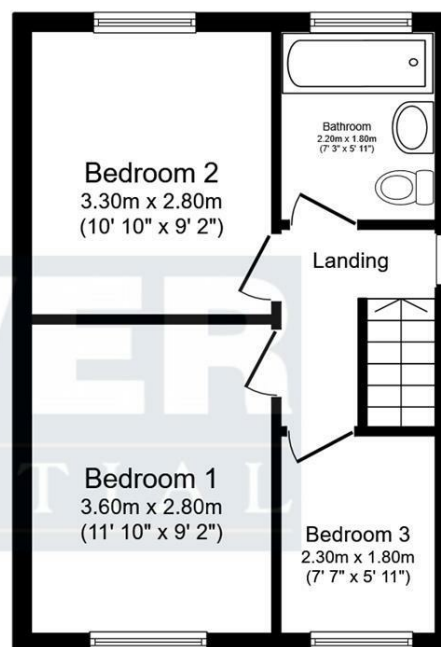
GENERAL INFORMATION

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

Buyers Identification Checks



Ground Floor
Floor area 50.7 sq.m. (546 sq.ft.)



First Floor
Floor area 32.9 sq.m. (354 sq.ft.)

Total floor area: 83.6 sq.m. (900 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	61
(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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