





Welcome to Claxton Avenue Mowden, in Darlington's West End.

This incredible value semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for family living. The two inviting reception rooms provide versatile areas with all the hard work done, beautifully presented, ideal for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The property features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the generous parking space accommodates up to three vehicles, a rare find in many urban settings, allowing for ease of access and peace of mind, with a fantastic mature garden to the rear.

Situated in a friendly neighbourhood, this home is close to local amenities of Mowden, with schools, parks and shops all on hand, making it an ideal choice for those seeking a balance of tranquility and accessibility. So if you are looking for a cracking value 3 bedroom family home in a highly desirable area of Darlington, you can't go far wrong with this semi-detached house on Claxton Avenue, a wonderful option that combines comfort, practicality, and a welcoming community atmosphere. Do not miss the chance to make this charming property your new home.





- Beautiful Semi detached property in Darlington's West End
- 2 Reception rooms, open plan Kitchen / Dining
- Modern Kitchen / Dining and family bathroom
- Off street parking
- 3 Good size bedrooms
- Fantastic private mature garden to the rear
- Single garage
- Close to all amenities.

#### **GENERAL INFORMATION:**

Tenure: Freehold

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

Local Authority: Darlington Borough Council (Tax Banding C)



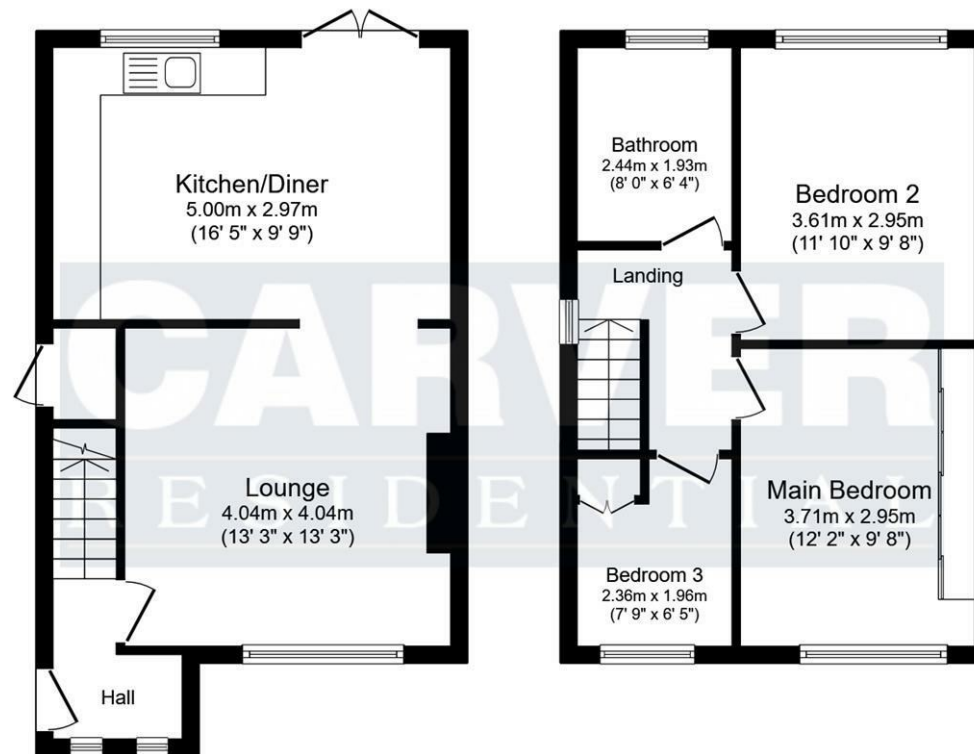












**Ground Floor**  
Floor area 39.5 sq.m. (425 sq.ft.)

**First Floor**  
Floor area 37.6 sq.m. (405 sq.ft.)

Total floor area: 77.1 sq.m. (830 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](http://www.Propertybox.io)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
101-120 kWh/m <sup>2</sup> A		
81-100 kWh/m <sup>2</sup> B		
61-80 kWh/m <sup>2</sup> C		
41-60 kWh/m <sup>2</sup> D		
21-40 kWh/m <sup>2</sup> E		
1-20 kWh/m <sup>2</sup> F		
1-20 kWh/m <sup>2</sup> G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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