



Located within the popular Eastbourne area of Darlington, this impressive semi-detached house offers a delightful blend of character and comfort. As you step inside, you are greeted by a large and welcoming hallway that sets the tone for the rest of the home. The property boasts two generously sized reception rooms, perfect for both entertaining guests and enjoying quiet family evenings.

The fitted kitchen is well-appointed, providing a functional space for culinary pursuits. Ascending to the first floor, you will find three good sized bedrooms,

Externally, the property is equally appealing, featuring a drive that provides off-street parking. The mature, established low maintenance gardens at both the front and rear of the house create a serene outdoor space, for all the family to enjoy. Additionally, side gated access enhances the practicality of the property.

This older-style home is not only a wonderful family residence but also a fantastic opportunity for those seeking a blend of traditional charm and modern living. With its spacious layout and lovely outdoor areas, this property is sure to attract interest from a variety of buyers. Don't miss the chance to make this delightful house your new home.





- POPULAR LOCATION
- WELL PLACED FOR EASE OF ACCESS TO SHOPS, SCHOOLS, AND BUS ROUTES
- FITTED KITCHEN
- SUITED TO A VARIETY OF BUYERS
- INTERNAL VIEWING WILL IMPRESS
- PROPERTY OFFERS SPACIOUS LIVING SPACE
- TWO GOOD SIZED RECEPTION ROOMS
- WELCOMING HALLWAY
- WALKING DISTANCE TO THE TRAIN STATION & THE TOWN CENTRE
- DRIVEWAY TO THE FRONT

GENERAL INFORMATION

Tenure: Freehold

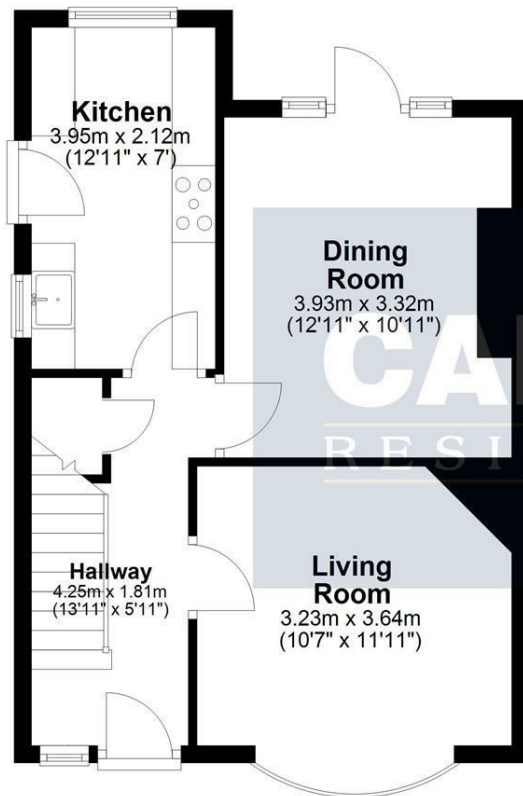
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

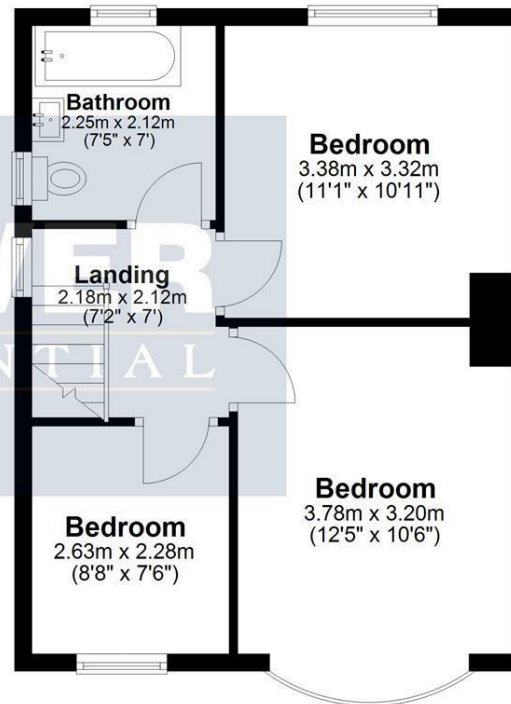
Ground Floor

Approx. 42.8 sq. metres (460.8 sq. feet)




First Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



Total area: approx. 83.5 sq. metres (899.0 sq. feet)

217 Neasham Road, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	64
(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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14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk