



This wonderfully presented, extended family home comes to market ready to love! Located at the end of a quiet cul-de-sac location the four bedroom home wants for nothing and is sure to attract attention. Internal accommodation consists of a welcoming entrance hallway, living room leading to an expansive kitchen dining room. The extended portion of the ground floor includes a useful reception room and ground floor WC. The first floor holds four well sized bedrooms, the largest with en-suite shower room, and a family bathroom. Externally the property holds a pretty brick paved driveway to the front with an enclosed rear garden offering patio and lawned areas to enjoy. Finished to a great, modern standard this property is ready for its next owner and comes with the expected gas central heating and UPVC double glazing throughout. EPC rating D, Darlington Borough Council tax band D.





- Extended Detached Family Home
- Modern Kitchen Diner
- Two Bathrooms
- Modernised Interior
- Two Reception Rooms
- Four Bedrooms
- Private Rear Garden
- Off Street Parking

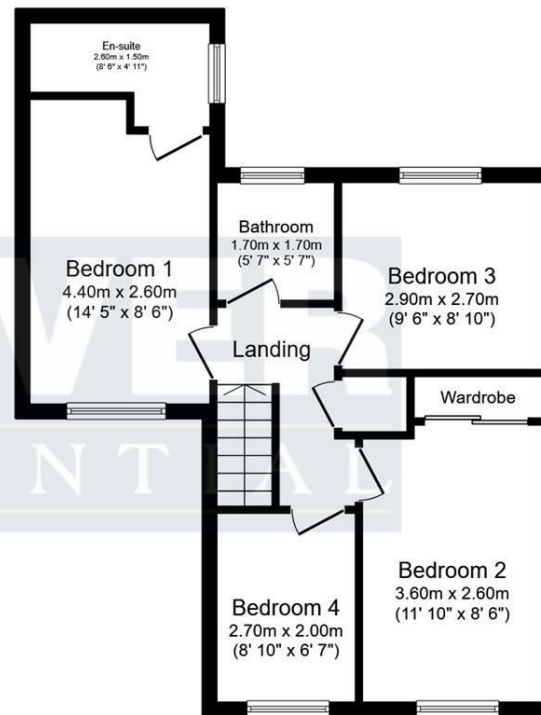
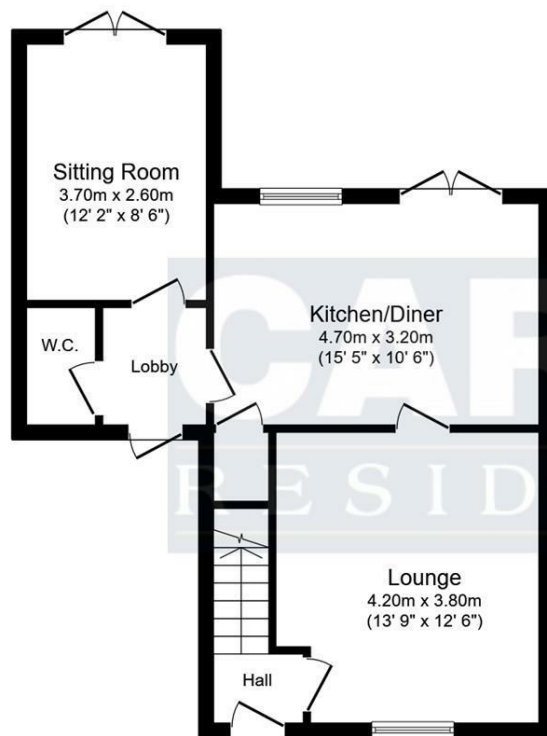
GENERAL INFORMATION

Tenure: Freehold

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


Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)



Total floor area: 99.7 sq.m. (1,074 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			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		66	66
(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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