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Elton Road  
Darlington, DL3 8LU

**Asking price £355,000**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s

A large three bedroom semi-detached period home located within the heart of the West End of Darlington, this is a property not to be missed. Occupying a larger than average plot with stunning gardens to the front and rear. The internal layout briefly comprises entrance hallway, two spacious reception rooms and modern kitchen with stunning views over the impeccably landscaped rear garden. To the first floor the landing gives access to three bedrooms, bathroom and separate WC. The property also benefits from off street parking, alongside the beautiful front garden, which gives access via double gates to the single garage beyond (with limited vehicular access). Gas central heating and UPVC double glazing is present throughout, as expected. EPC rating D, Darlington Borough Council tax band D.





- Period Semi Detached Home
- West End Location
- Tree Lined Street
- Wonderful Gardens
- Excellent Access to Schools and Town Centre
- Period and Modern Features Throughout

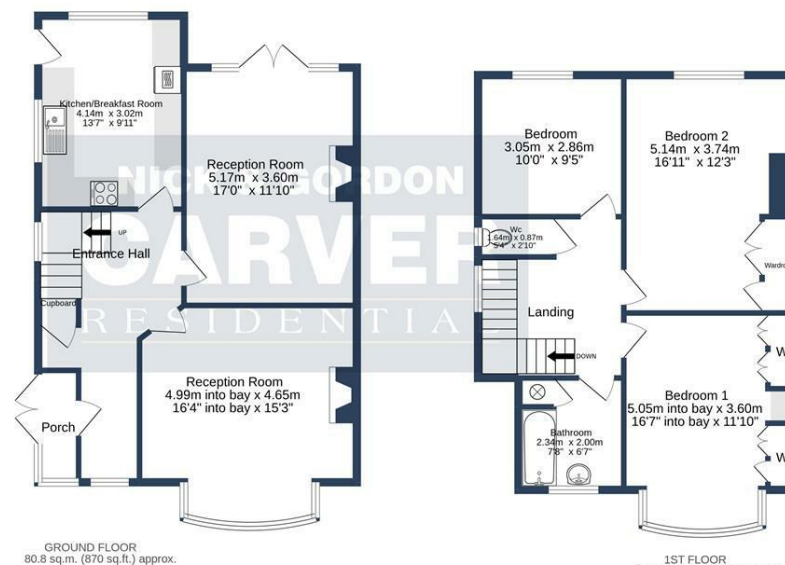
#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)



ELTON ROAD, DARLINGTON, DL3 8LU.

TOTAL FLOOR AREA: 142.1 sq.m. (1530 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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