



2 Bedroom stunner with open plan extended Living / Dining / Kitchen to rear!

Wow, what a beautiful property! Unassuming from the front, with amazing living space to the rear over looking beautiful private Garden, welcome to Pendelton Road, Darlington.

This delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a beautiful modern extended family home. The property boasts a formal reception room to the front but it's to the rear where the property really shines!! Extended to provide an awesome second living space which doubles as dining, with bi-fold doors that fully open up to bring the outside in, superb for entertaining guests. The well-proportioned kitchen is perfect for culinary enthusiasts, with utility area and pantry.

Upstairs, the house features a modern bathroom, designed with both style and functionality in mind and two very well proportioned bedrooms taking advantage of that extension downstairs.

Outside, the property benefits from off street parking for two vehicles, whilst to the rear, a simply stunning landscaped private garden, tiered to provide patio and Hot tub area, with potting shed to the rear. There is a further lean too shed to the side of the property for all your garden equipment or used as a workshop.





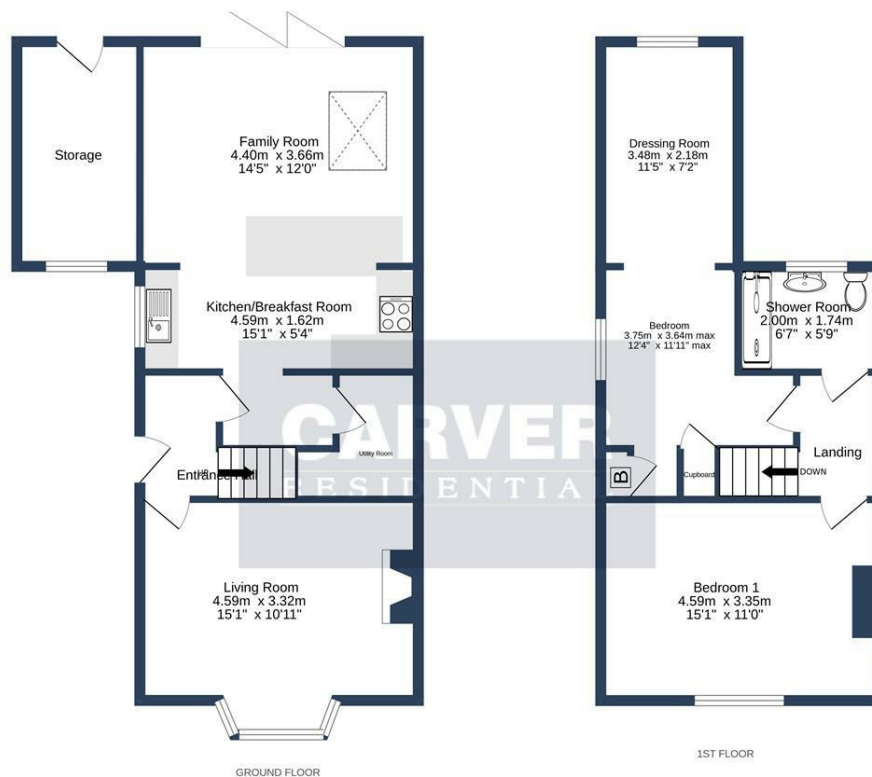
- Stunning extended Semi Detached property
- 2 spacious bedrooms
- Bi-fold doors bringing the outside in
- Off street parking
- Open plan Living /Dining / Kitchen to rear over looking manicured garden
- Formal lounge to front
- Beautiful landscaped garden with patio and Hot tub area

GENERAL INFORMATION:

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

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PENDLETON ROAD, DARLINGTON, DL1 2EP.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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