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Pierremont Gardens
Darlington, DL3 9PE

Offers in the region of £300,000

House - Semi-Detached
4 Bedroom/s
2 Bathroom/s

Rarely do properties such as this become available onto the open market, located within walking distance to highly regarded schools, this family home offers a wealth of interesting features, and can only be appreciated upon internal viewing. As soon as you enter the large welcoming hallway with balustrade staircase leading to the first floor you will notice the light and airy feel this home has to offer, benefits include **THREE** large reception rooms, fitted kitchen with integrated appliances. To the first floor there are **FOUR** good sized bedrooms and shower room/WC.

Externally to the front and side is an extensive driveway allowing off road parking, together with mature, established gardens perfect for all the family to enjoy, also having useful garden shed and additional stores.





- WEST END LOCATION
- EXPANSIVE LIVING SPACE
- THREE RECEPTION ROOMS
- MATURE ESTABLISHED GARDENS
- WALKING DISTANCE TO EXCELLENT WELL REGARDED SCHOOLS

- PERIOD FEATURES THROUGHOUT
- INTERNAL VIEWING PARAMOUNT
- FOUR BEDROOMS
- LARGE DRIVEWAY
- EARLY VIEWING WILL IMPRESS

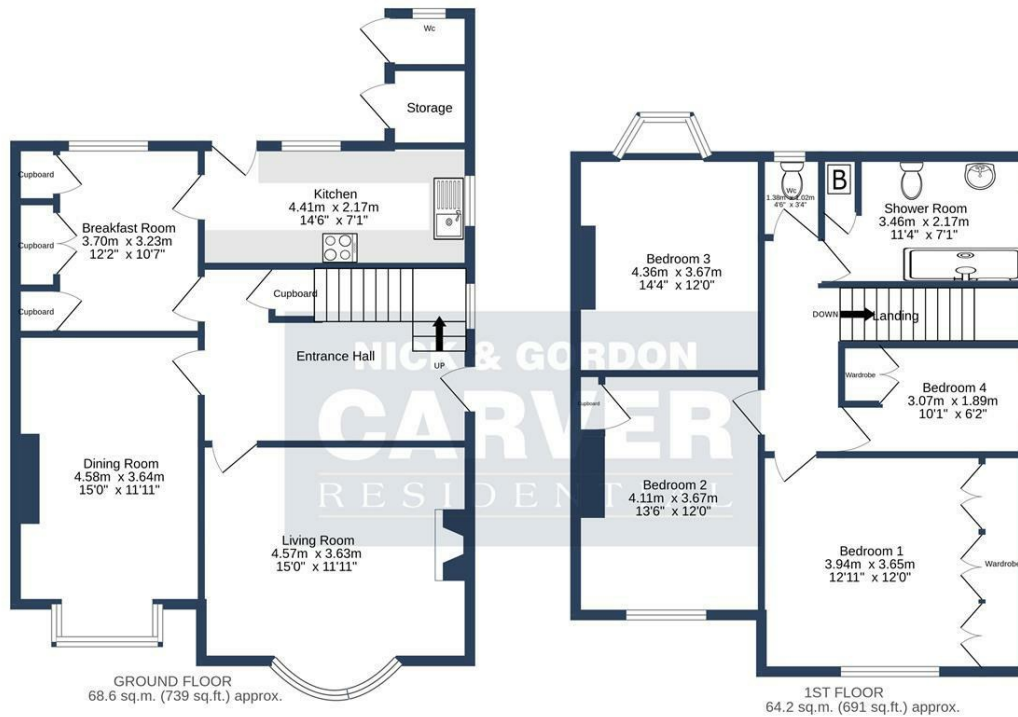
GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)



PIERREMONT GARDENS, DARLINGTON, DL3 9PE.

TOTAL FLOOR AREA: 132.8 sq.m. (1430 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) A		
(81-91) B		77
(69-80) C		
(55-68) D	62	
(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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MAB 6202



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