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Burleigh Place
Darlington, DL3 7SR

Offers over £345,000

House - Townhouse
5 Bedroom/s
3 Bathroom/s

As soon as you enter this STUNNING family home, you will notice the light and inviting feel, and also the quality of fixtures and fittings throughout. The well proportioned living space is the perfect home for all the family to enjoy, retaining period features throughout all adding to the charm and character this home has to offer, with two reception rooms, a large kitchen with high-quality fittings, bespoke wood units, granite working surfaces, range style oven, this is certainly the hub of the house ,completed by a handy utility room. To the first floor there are three good sized bedrooms and family bathroom/WC, further staircase leading to bedroom four, buyers please note that this home also has the benefit of providing two en-suite/WC.

further staircase leads to the lower ground and bedroom five/home office, or can be utilized for ever is required.

Externally to the rear is a WEST facing courtyard ideal for the summer sunshine and also access to a former garage.





- NO ONWARD CHAIN
- STUNNING FAMILY HOME
- WALKING DISTANCE TO WELL REGARDED SCHOOLS
- EARLY VIEWING WILL IMPRESS
- WEST END LOCATION
- QUIET-CUL-DE-SAC
- RETAINING PERIOD FEATURES
- SPACIOUS LIVING SPACE.

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)



Total area: approx. 155.9 sq. metres (1678.5 sq. feet)

For identification purposes only. Not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D		56	
(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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