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Orchard House, Cleveland Avenue,  
Darlington, DL3 7HG  
**Price £525,000**

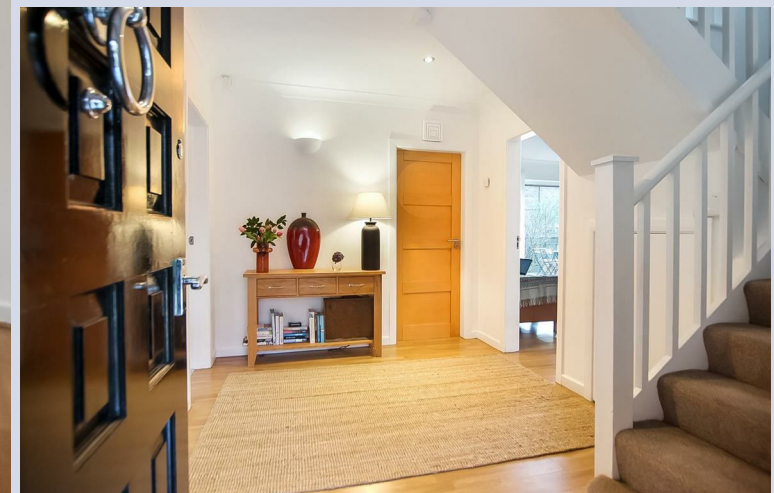
House - Detached  
4 Bedroom/s  
2 Bathroom/s



From the moment you enter this impressive family home you will notice the attention to detail the current owners have paid is clear to see. The welcoming hallway is light and inviting, there is a large living room with electric log burner, a separate formal dining room when entertaining and a beautiful fitted kitchen solid oak units with granite work surfaces, also a handy cloaks/utility room.

To the first floor there are four DOUBLE bedrooms, master with en-suite, and family bathroom. Externally the front is approached via double privacy gates leading to the extensive driveway leading to the DOUBLE garage. The enclosed large rear garden is perfect for all the family to enjoy, with extensive lawn, raised decked area, with additional paved patio, pergola and garden lighting, stocked with mature shrubs etc.

A stunning home which must be viewed internally to be fully appreciated by the discerning buyer.  
**NO ONWARD CHAIN.**







- PRIME WEST END LOCATION
- WALKING DISTANCE TO SCHOOLS, SHOPS, BARS & RESTURANTS
- SIZEABLE PLOT
- INTERNAL VIEWING WILL IMPRESS THE DISCERNING BUYER
- NO ONWARD CHAIN
- 4 DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- PRIVACY GATES OPENING TO EXTENSIVE DRIVEWAY
- PRESENTED TO A HIGH STANDARD

#### **GENERAL INFORMATION**

Tenure: Freehold

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

Double glazing, security alarm system

Local Authority: Darlington (Tax Banding F)





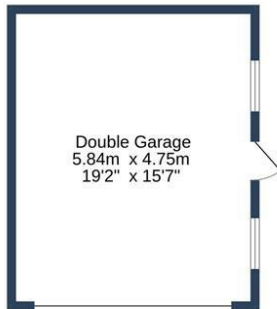












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU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

CLEVELAND AVENUE, DARLINGTON. DL3 7HG.

TOTAL FLOOR AREA : 177.9 sq.m. (1915 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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