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Lunedale Road
Darlington, DL3 9AT

Offers in the region of £260,000

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

Stunning is the only way to describe this impressive home, having been extended and improved throughout by the present owners to a high standard, whilst retaining charm and character that this home has to offer. A spacious hallway, a well appointed living room, the fabulous open plan kitchen/diner is the perfect place for all the family to enjoy, fitted with a quality range of units complimented by quartz working surfaces, also having integrated appliances. handy utility area completes the ground floor space.

To the first floor is a landing THREE good sized bedrooms and refitted bathroom/WC with contemporary suite, and walk-in shower.

Externally to the front is a driveway allowing off road parking, with side gated access opening to home office benefitting from having a log burner. The mature established rear garden with decking area is where all the family can enjoy the summer sunshine. This property lies within walking distance of well regarded west end schools and amenities.





- STUNNING FAMILY HOME
- CONTEMPORARY DECOR THROUGHOUT
- HOME OFFICE WITH LOG BURNER
- PRIME WEST END LOCATION
- INTERNAL VIEWING IS THE ONLY WAY TO APPRECIATE THIS FINE HOME.
- FABULOUS EXTENDED & REFITTED OPEN PLAN KITCHEN/DINER
- HANDY UTILITY
- LARGE MATURE ESTABLISHED REAR GARDEN
- WALKING DISTANCE TO WELL REGARDED SCHOOLS

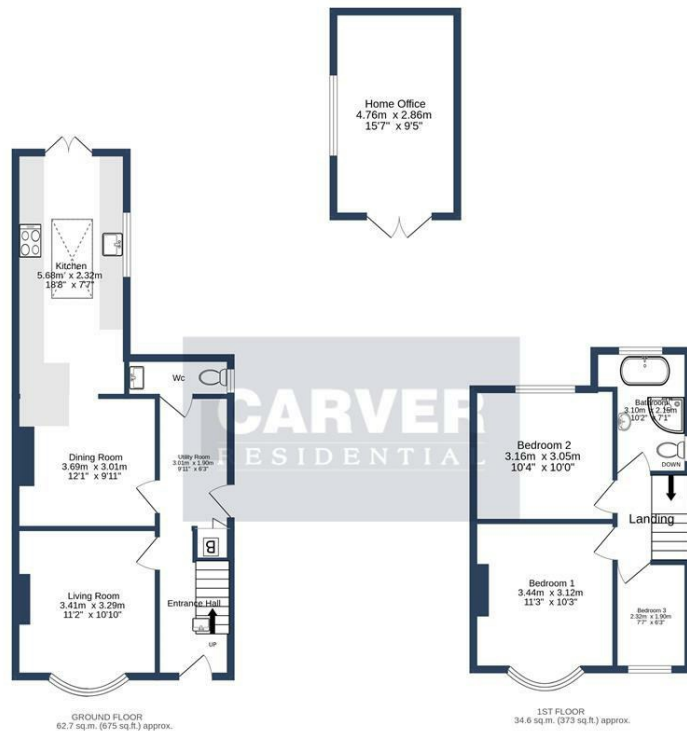
GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)



LUNEDALE ROAD, DARLINGTON, DL3 9AT.

TOTAL FLOOR AREA: 97.4 sq.m. (1048 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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