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Greenbank Road,

Darlington, DL3 6EN

Offers in the region of £180,000

House - Terraced
3 Bedroom/s
1 Bathroom/s

A deceptively spacious family home located within walking distance to the town centre. Benefiting from accommodation over three floors, this property should be viewed internally to be fully appreciated. Having entrance vestibule leading through into the entrance hallway with an impressive mosaic tiled floor throughout. There are two reception rooms and a large open plan kitchen on the ground floor which. To the first floor there are three bedrooms and a family bathroom with a further staircase leading towards the attic room. The main bedroom to the front of the property could potentially be split to provide two bedrooms, if required. Externally, the property benefits from a south west facing landscaped rear yard. In our opinion this property must be viewed internally to appreciate the overall size and spaciousness this home has to offer.





- Deceptively spacious family home
- Period features
- Two reception rooms
- Set over three floors
- Large bedrooms
- Walking distance to town centre

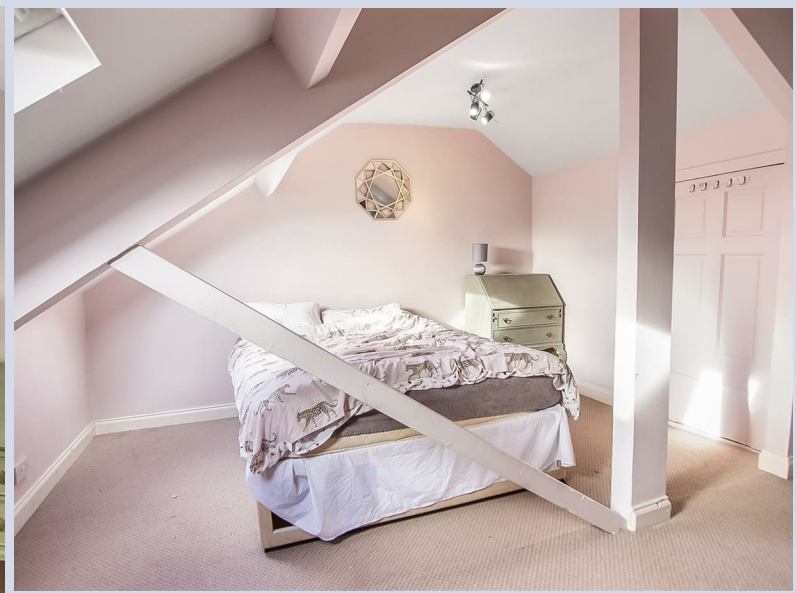
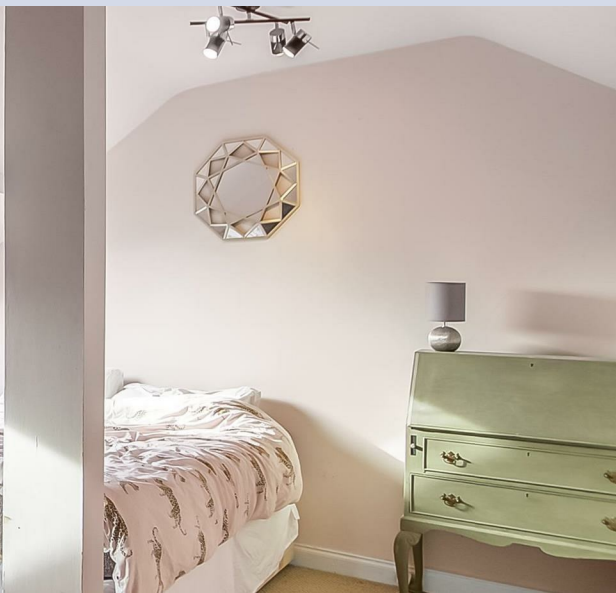
GENERAL INFORMATION

Tenure: Freehold

Services: Mains gas, electric, water and drainage

Local Authority: Darlington Borough Council. Tax Band B



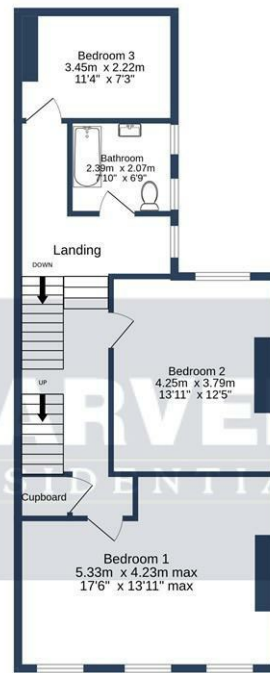




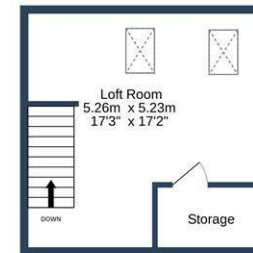




GROUND FLOOR
67.9 sq.m. (730 sq.ft.) approx.



1ST FLOOR
65.0 sq.m. (700 sq.ft.) approx.



2ND FLOOR
27.5 sq.m. (296 sq.ft.) approx.

GREENBANK ROAD, DARLINGTON. DL3 6EN.

TOTAL FLOOR AREA : 160.4 sq.m. (1726 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
		56
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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