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Leith Road
Darlington, DL3 8BG

Offers over £300,000

House - Detached
3 Bedroom/s
1 Bathroom/s

A detached property with garage and driveway situated in the heart of the West End of Darlington, set in an ideal location for schools with high Ofsted rating, bus routes, local amenities and routes to major road links with beautiful gardens looking out onto open fields at the rear. The porch area to the front of property leads you into the downstairs hallway, with WC, there is a large lounge which overlooks the well garden to the rear providing a beautiful outlook. The garden is on two levels and the property is not overlooked to the rear providing added privacy. There is also a useful utility area off the kitchen and dining area with view over the front. The garage can be accessed from both the front and the utility area and is fitted with electrical points and up and over door. The first floor landing area gives access to three bedrooms and family bathroom.





- WEST END LOCATION
- NO ONWARD CHAIN
- GARAGE AND PARKING
- DETACHED HOME
- PLEASANT VIEWS TO THE REAR

GENERAL INFORMATION:

Tenure: Freehold

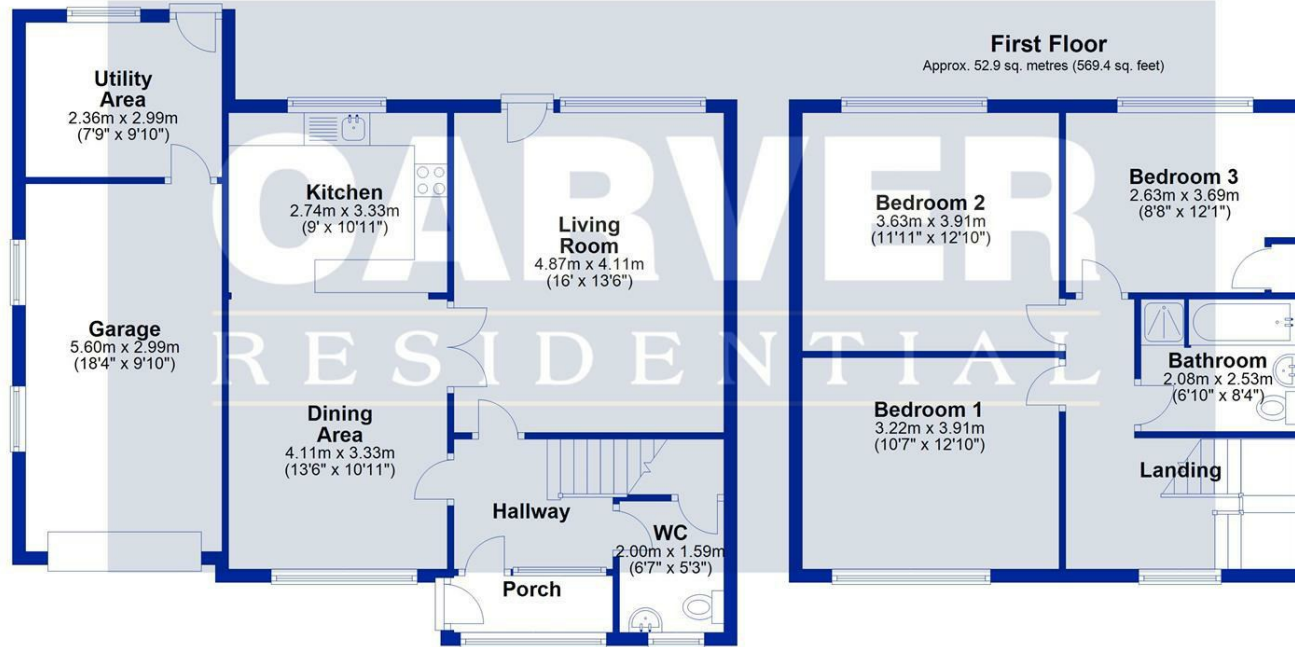
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

Ground Floor

Approx. 81.1 sq. metres (873.2 sq. feet)



Total area: approx. 134.0 sq. metres (1442.5 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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | | | 78 |
| | | 46 | |

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MAB 6202



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