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Tees Grange Avenue,
Darlington, DL3 8DD
Price £550,000

House - Detached
5 Bedroom/s
3 Bathroom/s

A large detached home located in the West End of Darlington, close to excellent amenities and schools. The property is situated on a sizable plot and has an in-out driveway with parking for 3-4 cars. There is also a tandem garage. To the rear is a large patio area which leads onto the expansive and established gardens beyond. This fine home has spacious internal accommodation which includes entrance hallway and porch, downstairs WC, study, open plan kitchen/family room, utility with door to garage, sitting room, dining room and living room. The first floor landing gives access to five bedrooms, two with ensembles, and a family bathroom. Overall a truly fine home which will suit the growing family perfectly.





- STUNNING WEST END PROPERTY
- EXTENSIVE GARDENS TO THE REAR
- EXCELLENT FAMILY HOME
- LARGE DETACHED DWELLING
- GARAGE AND DRIVEWAY
- CLOSE TO EXCELLENT AMENITIES AND SCHOOLING

GENERAL INFORMATION:

Tenure: Freehold

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

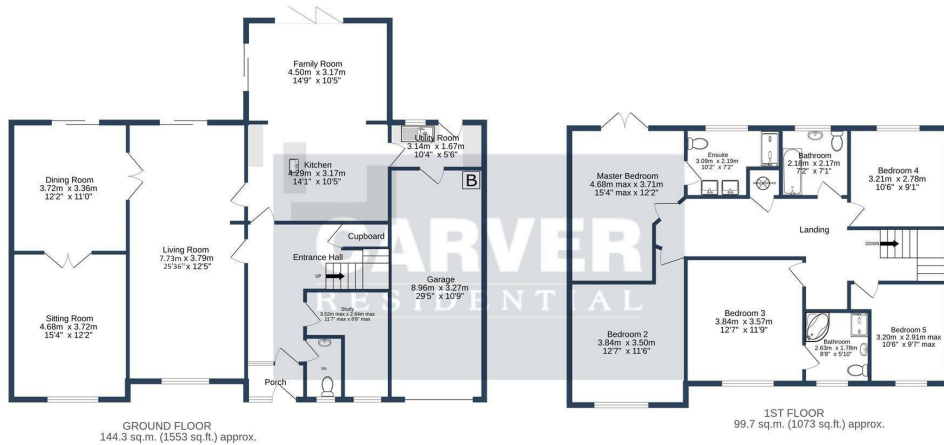
Local Authority: Darlington Borough Council (Tax Banding E)







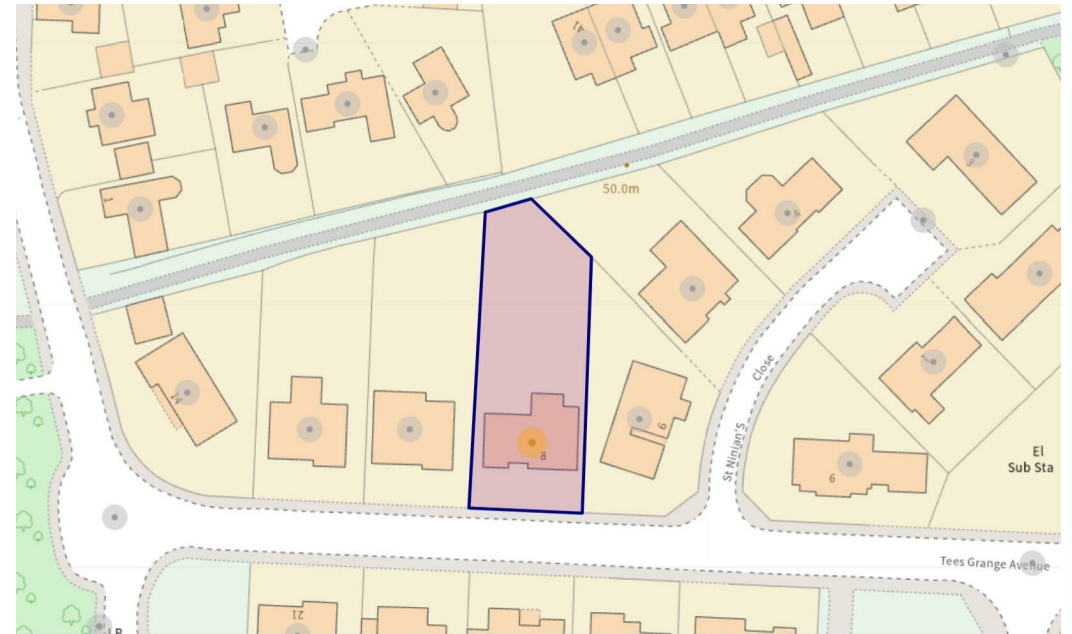




TEES GRANGE AVENUE, DARLINGTON, DL3 8DD.

TOTAL FLOOR AREA: 244.0 sq.m. (2626 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 | | | |
| (92-101) | 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 | | 63 | 73 |
| | | EU Directive 2002/91/EC | |

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MAB 6202



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