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Baydale Road,  
Darlington, DL3 8JT

**Offers in the region of £270,000**

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



A beautifully presented, three bedroom semi detached home in the heart of the West End of Darlington benefiting from off street parking, garage and large West facing rear garden. The property, internally, consists of entrance hallway, large living room with double doors leading into the open plan kitchen/dining area to the rear. The first floor landing gives access to three bedrooms and family bathroom (with shower and bath). Overall, a very pleasant home.







- WEST END LOCATION
- OFF STREET PARKING
- OPEN PLAN KITCHEN/DINING ROOM
- LARGE WEST FACING REAR GARDEN
- GARAGE

**GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)









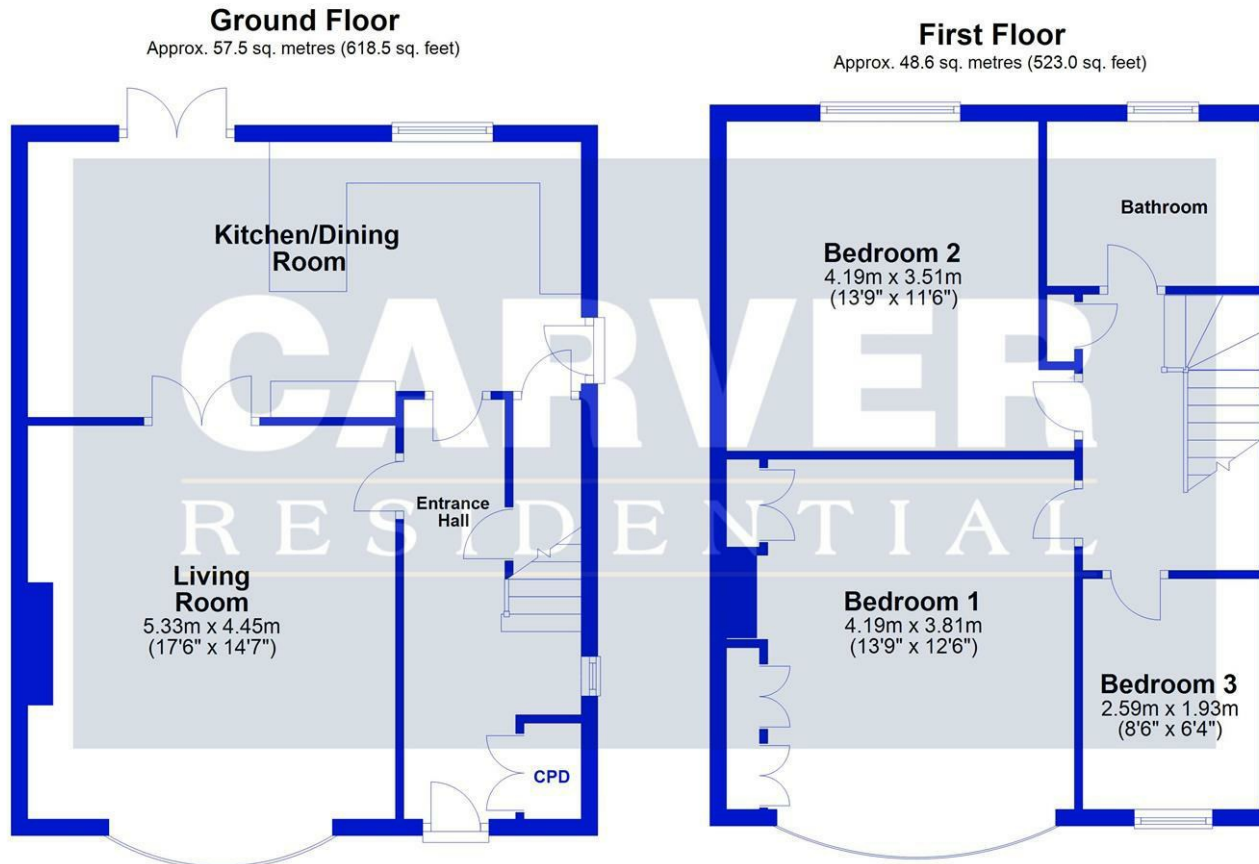












**Ground Floor**  
Approx. 57.5 sq. metres (618.5 sq. feet)

**First Floor**  
Approx. 48.6 sq. metres (523.0 sq. feet)

Total area: approx. 106.1 sq. metres (1141.6 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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MAB 6202



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