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Blackwell Lane  
Darlington, DL3 8QG

**Offers in the region of £320,000**

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

As soon as you enter this impressive home, you will notice the welcoming hallway, with feature balustrade staircase, also having useful cloaks/WC the property also retains many period features. The spacious living space is perfect for all the family to enjoy, having been extended to the rear, there are two large reception rooms, both having feature fireplaces and quality wood flooring, a fully double glazed conservatory, with Air Conditioning unit, also having views over the rear garden, an extended kitchen/breakfast room fitted with a range of quality units, together with Italian marble working surfaces, and integrated appliances.

To the first floor is a spacious landing leading to three bedrooms and family bath/shower room/WC, Having the benefit of under floor heating. Externally to the front is an extensive block paved driveway leading to the GARAGE, with adjoining shed/storage., whilst to the rear is a large private garden which is mainly laid to lawn, perfect for entertaining family and friends. Internal viewing is the only way to appreciate every aspect of this fine home.





- PRIME WEST END LOCATION
- EXTENDED TO THE REAR
- EXTENDED KITCHEN
- BLOCK PAVED DRIVEWAY AND GARAGE
- SECURITY ALARM

- WALKING DISTANCE TO WELL REGARDED SCHOOLS
- 2 LARGE RECEPTION ROOMS
- WELL PRESENTED THROUGHOUT
- INTERNAL VIEWING IS THE ONLY WAY TO IMPRESS THE DISCERNING BUYER.

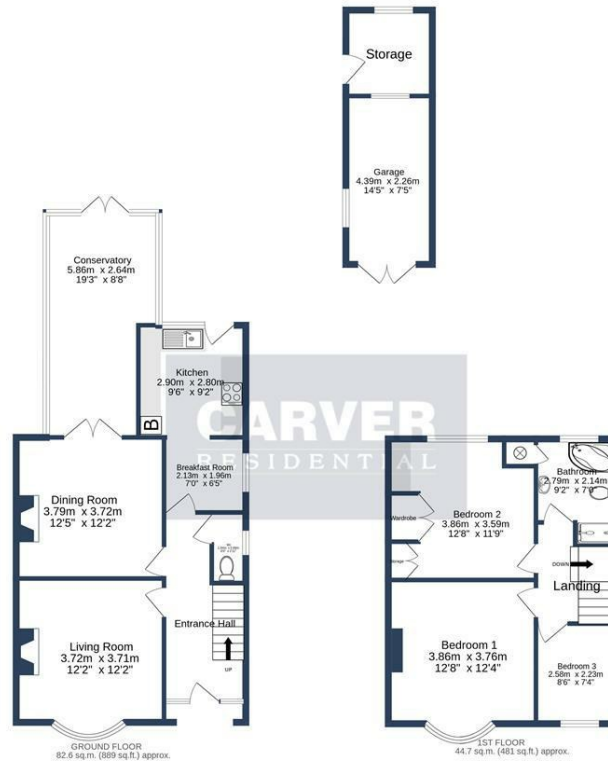
#### **GENERAL INFORMATION**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington (Tax Banding D)



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TOTAL FLOOR AREA: 127.3 sq.m. (1378 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprints 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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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MAB 6202



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