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Leith Road  
Darlington, DL3 8BG

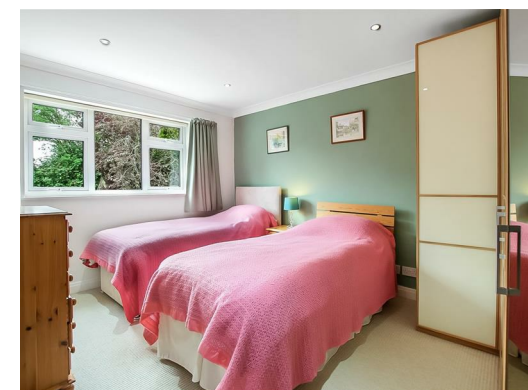
**Offers in the region of £390,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

Impressive DETACHED property, which is located within this highly desirable WEST END of Darlington within walking distance of excellent schools, shops bus routes etc. This is certainly a forever home which offers generous family living accommodation, as soon as you enter the welcoming hallway you get a sense of the light and airy feel this home offers, benefitting from having a ground floor study room ideal for anyone wishing to work from home, a well appointed living room, separate dining room, together with double glazed conservatory with views over rear garden, fitted kitchen/breakfast room with appliances and handy utility/shower room/WC.

To the first floor there are FOUR good sized bedrooms, one having en-suite and a family bathroom/WC. Externally there are mature well maintained gardens front and rear, together with DOUBLE width driveway and DOUBLE GARAGE. Nothing less than a detailed internal inspection is adequate to appreciate every aspect this fine home has to offer, walking distance to well regarded schools.





- PRIME WEST END LOCATION
- WELL PROPORTIONED ROOMS
- WELL PLACED FOR MOWDEN SHOPPING
- CONSERVATORY
- STUDY & UTILITY ROOM

- IMPRESSIVE FAMILY HOME
- DOUBLE WIDTH DRIVEWAY AND GARAGE
- WALKING DISTANCE TO WELL REGARDED SCHOOLS
- LARGE REAR GARDEN

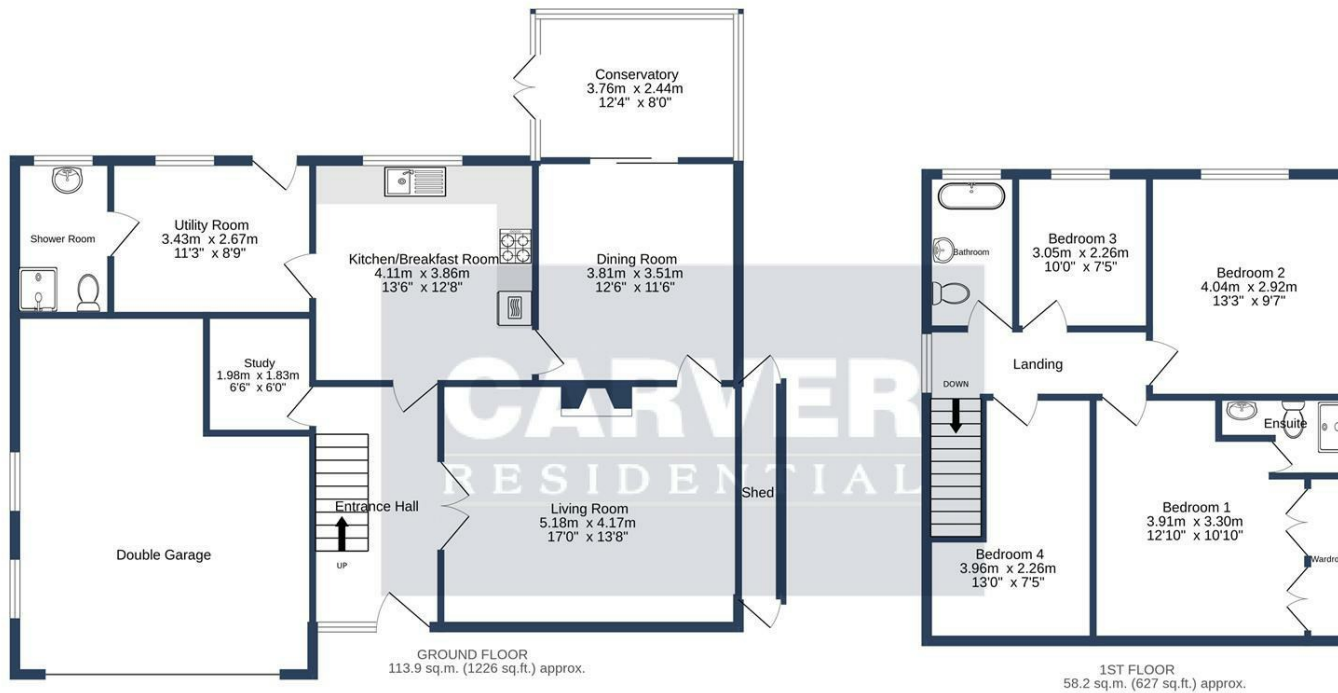
#### **GENERAL INFORMATION**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington (Tax Banding E)



GROUND FLOOR  
113.9 sq.m. (1226 sq.ft.) approx.

1ST FLOOR  
58.2 sq.m. (627 sq.ft.) approx.

LEITH ROAD, DARLINGTON. DL3 8BG.

TOTAL FLOOR AREA : 172.1 sq.m. (1853 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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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