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Manor Road
Darlington, DL3 8ER

Offers over £310,000

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

Nestled in the desirable Manor Road of Darlington, this charming period semi-detached house is a gem waiting to be discovered. Boasting three reception rooms and four bedrooms, this property offers ample space for a growing family.

With its mature appeal, this property exudes period features, all adding to the character. The absence of an onward chain provides a seamless opportunity to make this house your own.

Ideally suited for family occupation, this home is conveniently located within walking distance of excellent schools in the sought-after West End area. The larger-than-average layout ensures that there is plenty of room for everyone to enjoy, while the large drive and garage provide both convenience and practicality for modern living.

Don't miss out on the chance to own this delightful semi-detached property that combines space, character, and a prime location. This home could easily be your forever home.





- NO ONWARD CHAIN
- WALKING DISTANCE TO WELL REGARDED SCHOOLS
- RETAINING PERIOD FEATURES
- LARGE DRIVE WITH PRIVACY GATES LEADING TO GARAGE
- SUITED TO FAMILY OCCUPATION
- WEST END LOCATION
- LARGER STYLE PROPERTY
- CORNER PLOT
- COMPETITIVELY PRICED TO REFLECT SOME IMPROVEMENTS

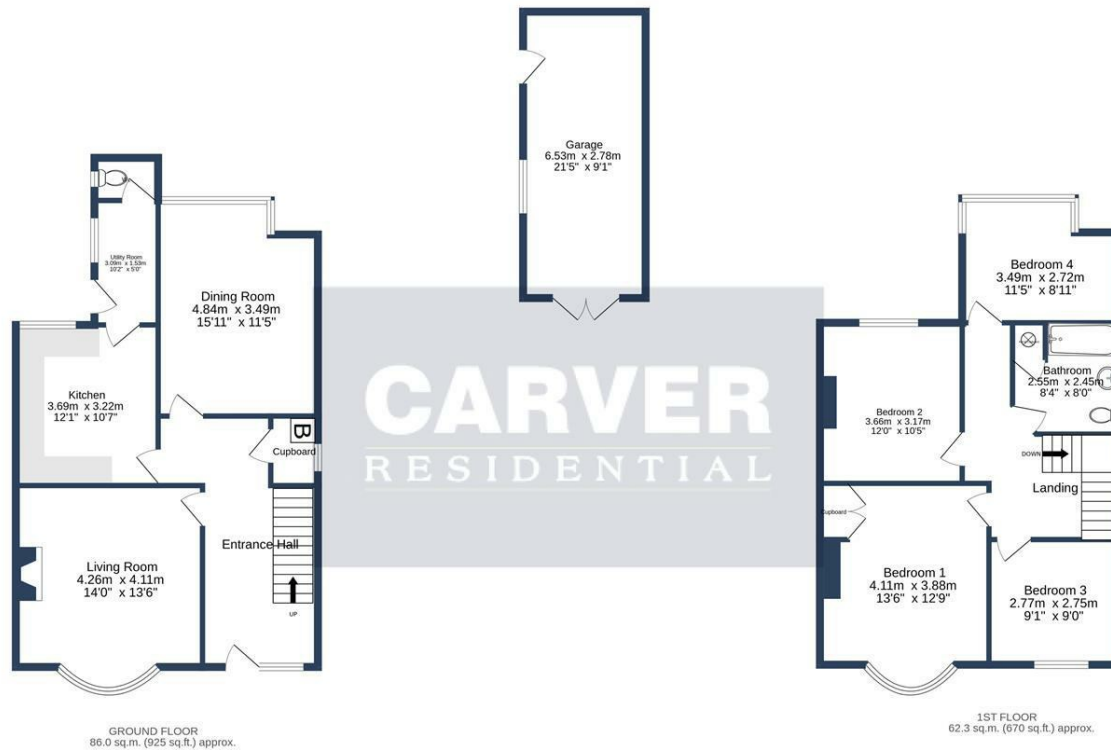
GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)



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MANOR ROAD, DARLINGTON. DL3 8ER.

TOTAL FLOOR AREA: 148.2 sq.m. (1596 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) 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	

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MAB 6202



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