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Ettersgill Drive  
Darlington, DL3 8UD

**Offers in the region of £390,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s



Located in the highly desirable West End of Darlington, close to excellent amenities and schools. This four bedroom detached property benefits from off street parking, single garage and a pleasant West facing rear garden. The internal accommodation briefly comprises entrance hallway, ground floor WC, two reception rooms, kitchen and separate utility room. The first floor landing gives access to four bedrooms and recently modernised family bathroom with an en-suite shower room off bedroom one. Two of the bedrooms have been enlarged due to the reconfiguration of the roofline and the en-suite was also enlarged too. To the front there is a driveway which leads to the integral garage alongside a lawned garden.







- WEST END LOCATION
- WEST FACING REAR GARDEN
- WELL PRESENTED THROUGHOUT
- DRIVEWAY AND GARAGE
- GARAGE

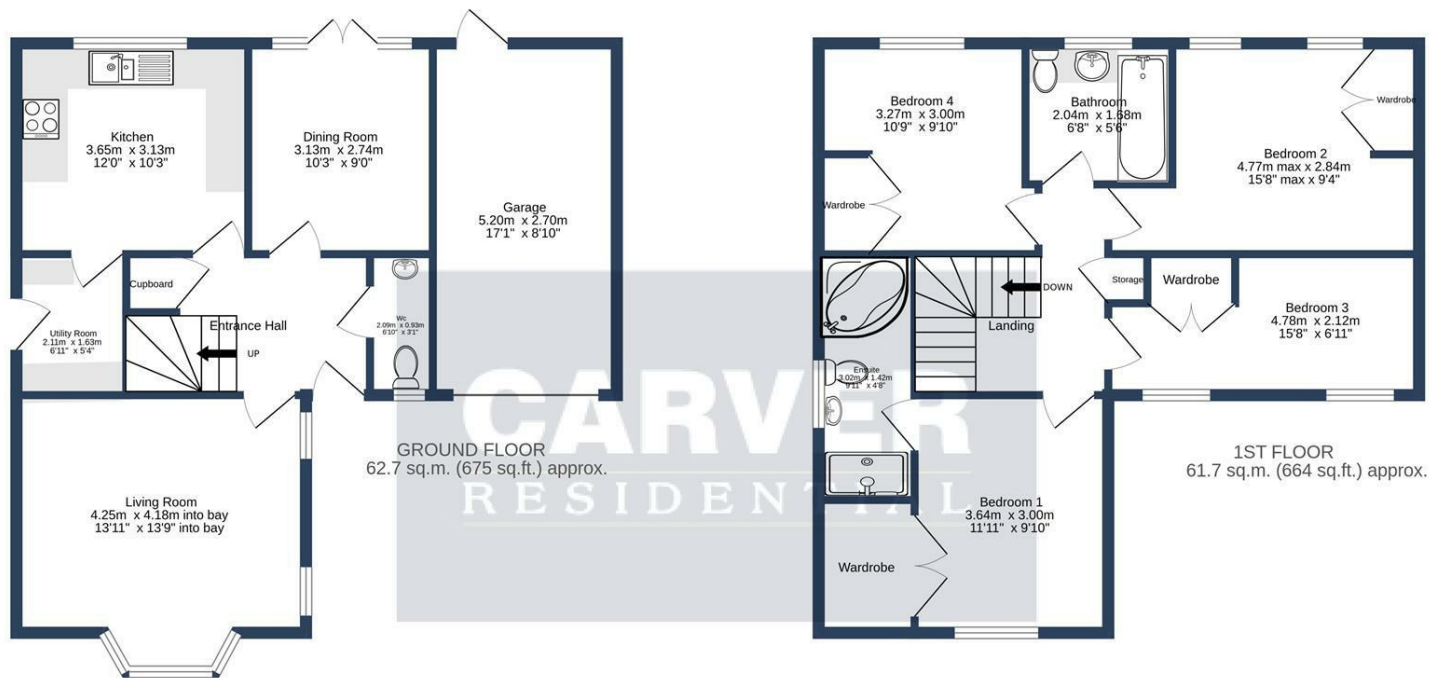
**GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing - New windows and external doors fitted in 2018.

Local Authority: Darlington Borough Council (Tax Banding E).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	
	73	82

ETTERS GILL DRIVE, DARLINGTON. DL3 8UD.

TOTAL FLOOR AREA: 124.4 sq.m. (1339 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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