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John Williams Boulevard  
Darlington, DL1 1LR

**Offers in the region of £174,950**

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



Located in the sought-after Central Park development of Darlington, this impressive semi-detached house offers a delightful blend of comfort and convenience. With easy access to Darlington train station and the vibrant town centre, this property is perfectly positioned for those who appreciate both tranquillity and urban living.

Spanning three floors, the home boasts a spacious and flexible living space that is ideal for families or those who enjoy entertaining. Upon entering, you are greeted by a welcoming hallway that leads to a convenient cloakroom/WC. The inviting living room features French doors that open onto the rear garden, allowing for an abundance of natural light and a seamless connection to the outdoors. The fitted kitchen/diner is equipped with modern appliances, making it a perfect space for family meals or social gatherings.

The first floor comprises two generously sized double bedrooms, complemented by a family bathroom/WC. Ascending to the top floor, you will find the impressive master bedroom, complete with an en-suite bathroom/WC, providing a private retreat for relaxation.

Outside, the property is surrounded by mature, established gardens that enhance its appeal. A driveway and garage to the rear offer practical parking solutions, ensuring convenience for residents and guests alike.







- IMPRESSIVE FAMILY HOME
- THREE STOREY SEMI-DETACHED HOME
- HANDY GROUND FLOOR CLOAKS/WC
- THREE GOOD SIZED BEDROOMS
- DRIVE AND GARAGE

- POPULAR DEVELOPMENT
- WALKING DISTANCE TO THE VIBRANT TOWN CENTRE AND TRAIN STATION
- FITTED KITCHEN/DINER
- MASTER BEDROOM WITH EN-SUITE AND FITTED WARDROBES

#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing please note WiFi can be up to 700mb.

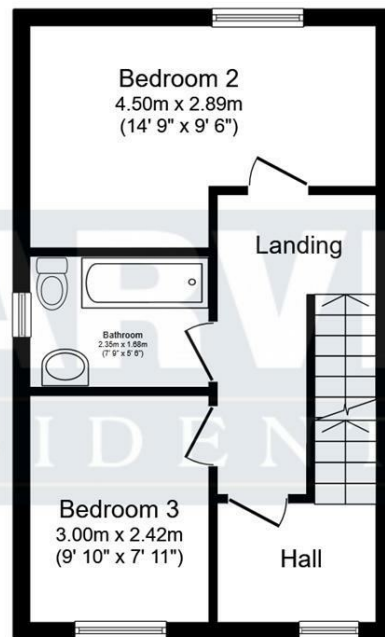
Darlington Borough Council (Tax Banding C) Green Levy charge of £104.16 per annum.





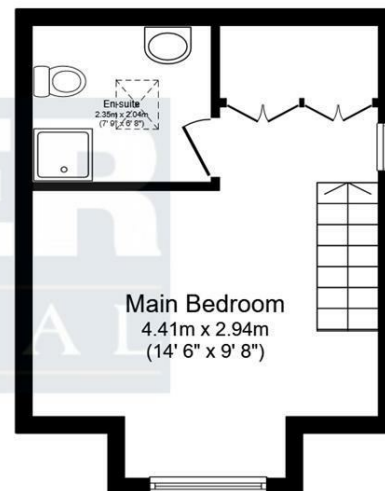
### Ground Floor

Floor area 34.9 sq.m. (375 sq.ft.)



### First Floor

Floor area 34.9 sq.m. (375 sq.ft.)



### Second Floor

Floor area 24.5 sq.m. (264 sq.ft.)

**TOTAL: 94.3 sq.m. (1,015 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>85</b>	<b>95</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>	<b>95</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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