



Nestled on Eastbourne Road in the charming town of Darlington, this impressive semi-detached period residence, offers a delightful blend of charm & character. As you step inside, you are welcomed by a spacious hall that sets the tone for the rest of the home. The property boasts two inviting reception rooms, perfect for both entertaining guests and enjoying quiet family time.

The heart of the home is undoubtedly the large kitchen breakfast room, which provides ample space for culinary adventures and casual dining. A convenient shower room is also located on the ground floor, alongside a useful workshop and a cellar, offering additional storage and versatility.

Venturing to the first floor, you will find four generously sized double bedrooms, ensuring that there is plenty of room for family and guests alike. The family bathroom, complete with a WC, serves this level well, providing essential amenities for everyday living. The attic space offers further storage options, making it easy to keep your home organised.

Externally, the property features a large south-facing rear garden, ideal for outdoor activities, gardening, or simply soaking up the sun. Additionally, a useful driveway provides off-road parking, a valuable asset in this popular area, being well placed for easy access to the vibrant town center.





- NO ONWARD CHAIN
- DECEPTIVELY SPACIOUS
- TWO WELL APPOINTED RECEPTION ROOMS
- DRIVEWAY ALLOWING OFF ROAD PARKING FOR SEVERAL VEHICLES

- RETAINING PERIOD FEATURES THROUGHOUT
- IMPRESSIVE FAMILY HOME
- LARGE SOUTH FACING REAR GARDEN
- WELL PLACED FOR EASE OF ACCESS TO SHOPS, SCHOOLS ETC

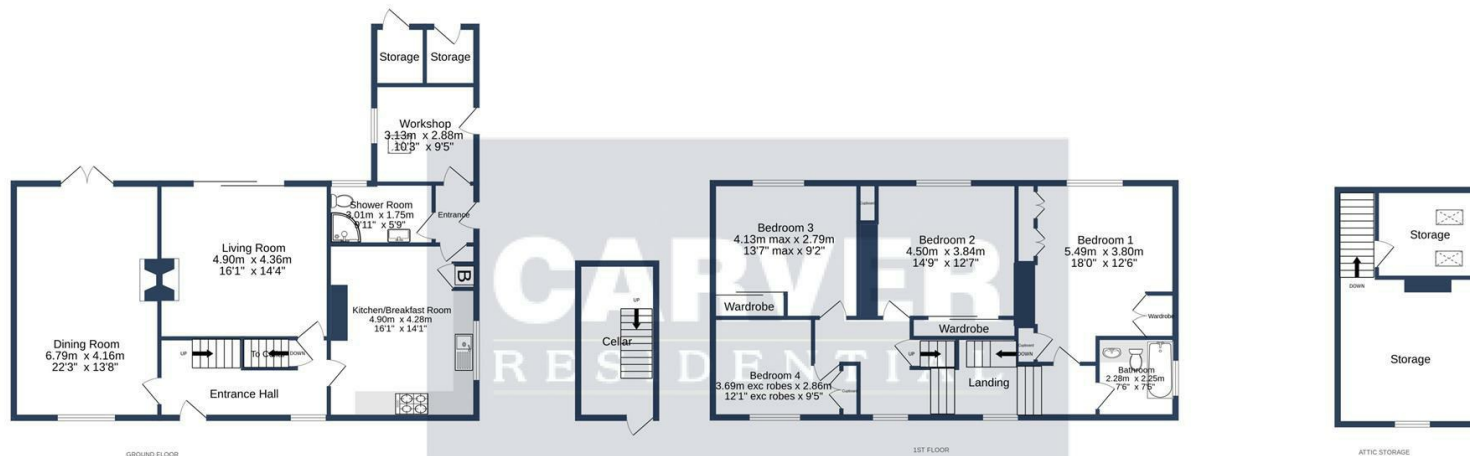
GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)



EASTBOURNE ROAD, DARLINGTON. DL1 4ER.

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		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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