



Immaculately presented, this three bedroom semi detached house is the perfect first purchase property. Located on the outskirts of Darlington with easy access to surrounding commuter networks, this newer build property sits on a recent development of similar homes. Internal accommodation consists of an entrance hallway, kitchen with breakfast bar and a wonderful living room with French doors out onto the west facing garden. The first floor holds two bedrooms, the rear with Juliet balcony to enjoy the sunshine, and the house bathroom whilst the second floor holds the main bedroom with ensuite shower room. Externally the property offers a remodeled garden with decked area and off street parking for two vehicles. Brilliantly presented throughout, the property is ready to love. EPC rating B, Darlington Borough Council tax band C.





- Semi-Detached House
- Bathroom and En-Suite
- West Facing Garden with Decking
- Three Bedrooms
- Juliet Balcony to Rear Bedroom
- Off Street Parking for Two Cars

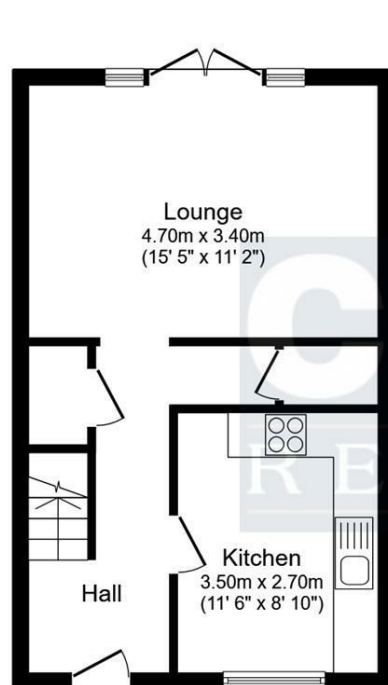
GENERAL INFORMATION

Tenure: Freehold

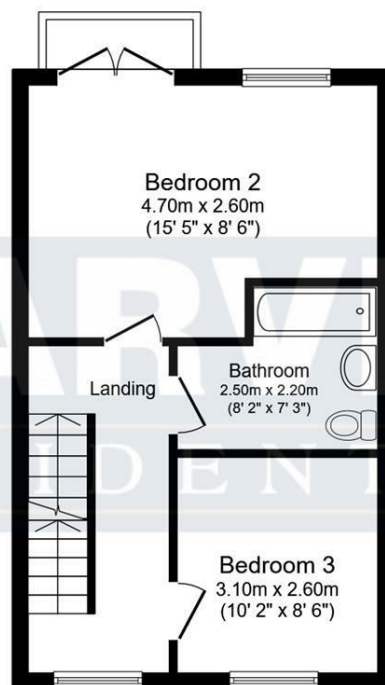
Services: Gas central heating, mains electric, water and drainage.

Double glazing

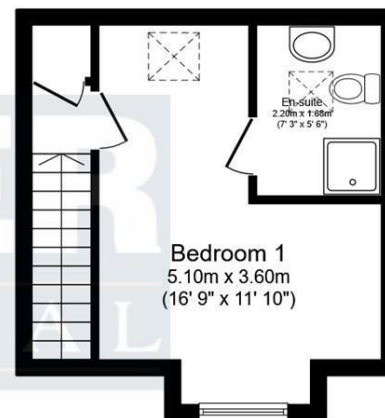
Local Authority: Darlington Borough Council (Tax Banding C)



Ground Floor
Floor area 37.1 sq.m. (400 sq.ft.)



First Floor
Floor area 37.1 sq.m. (400 sq.ft.)



Second Floor
Floor area 22.2 sq.m. (239 sq.ft.)

Total floor area: 100.3 sq.m. (1,079 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(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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