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Woodcrest Road
Darlington, DL3 8EF

Offers in the region of £310,000

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

A delightful semi-detached home offering a perfect blend of character and modern living within walking distance of the town centre and perfect for dog walking in the nearby Blackwell Parkland. The open plan kitchen and dining room is a highlight, creating a sociable environment for family meals and gatherings. The property features three comfortable bedrooms, providing plenty of room for family members or guests. The bathroom has both bath and separate walk-in shower. Additionally, a dedicated home office space allows for a productive work environment, perfect for those who work from home or require a quiet area for study. Outside, the good-sized south-east facing garden is a wonderful retreat, ideal for enjoying sunny afternoons or hosting barbecues late into the summer evenings. The garden offers a peaceful escape, while the off-street parking and garage provide secure parking for up to four vehicles, a rare find in this desirable location. Situated in the west end of Darlington, this property is within walking distance to the town centre, offering easy access to a variety of shops, restaurants, and local amenities. This home is not just a property; it is a lifestyle choice, combining comfort, convenience, and charm in one attractive package. Don't miss the opportunity to make this lovely house your new home.

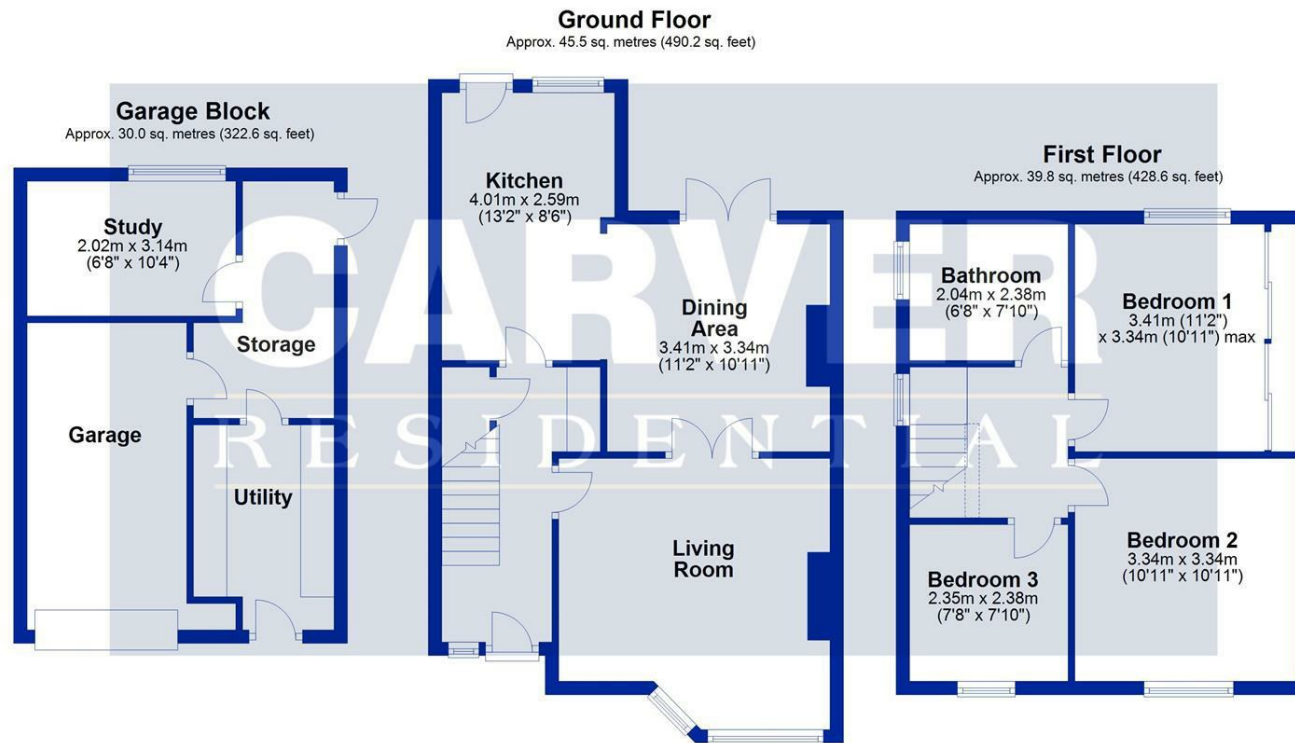




- WEST END OF DARLINGTON
- BLACKWELL PARKLAND ON THE DOORSTEP
- HOME OFFICE
- WALKING DISTANCE TO TOWN CENTRE
- SPACIOUS SOUTH-EAST FACING REAR GARDEN
- THREE BEDROOMS

GENERAL INFORMATION:

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding D)
Agent's Note: This property belongs to a Director of Carver Estate Agents
EPC - Rating Pending



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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	

Current: 69 Potential: 76

Total area: approx. 115.3 sq. metres (1241.5 sq. feet)

For identification purposes only. Not to scale.
Plan produced using PlanUp.

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MAB 6202



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