



A beautifully presented family home, perfectly positioned at the head of a quiet cul-de-sac in the ever-popular village of Gainford. This three-bedroom semi-detached property has been thoughtfully upgraded by the current owner, offering stylish, comfortable living with a real sense of warmth and practicality.

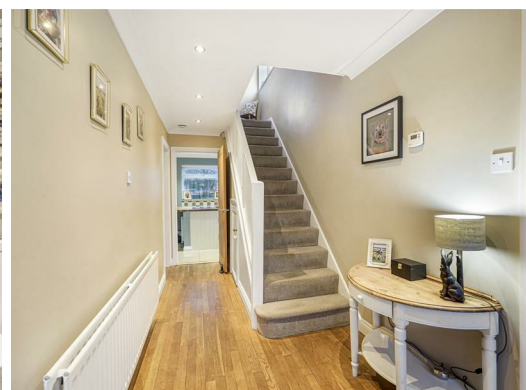
The inviting living room features a cosy log-burning stove, creating the perfect space to unwind. The open-plan kitchen and dining area is ideal for modern family life, complete with a breakfast bar that's a firm family favourite - a great spot for relaxed meals and catch-ups.

Further highlights include a contemporary upgraded bathroom, a downstairs WC, and tasteful, high-quality décor throughout.

Externally, the home offers a driveway and garden to the front, an enclosed side storage area, and a well-presented rear garden perfect for entertaining or family play. A large single garage provides additional storage or workshop potential.

(Planning permission was granted in 2016 for a second-storey extension above the garage, offering scope for future development.)





- Located within cul-de-sac location
- Beautifully presented
- Off street parking
- Popular village location

- Spacious, well presented home
- Log burning stove
- Garage
- Only 10 minutes to Darlington

GENERAL INFORMATION:

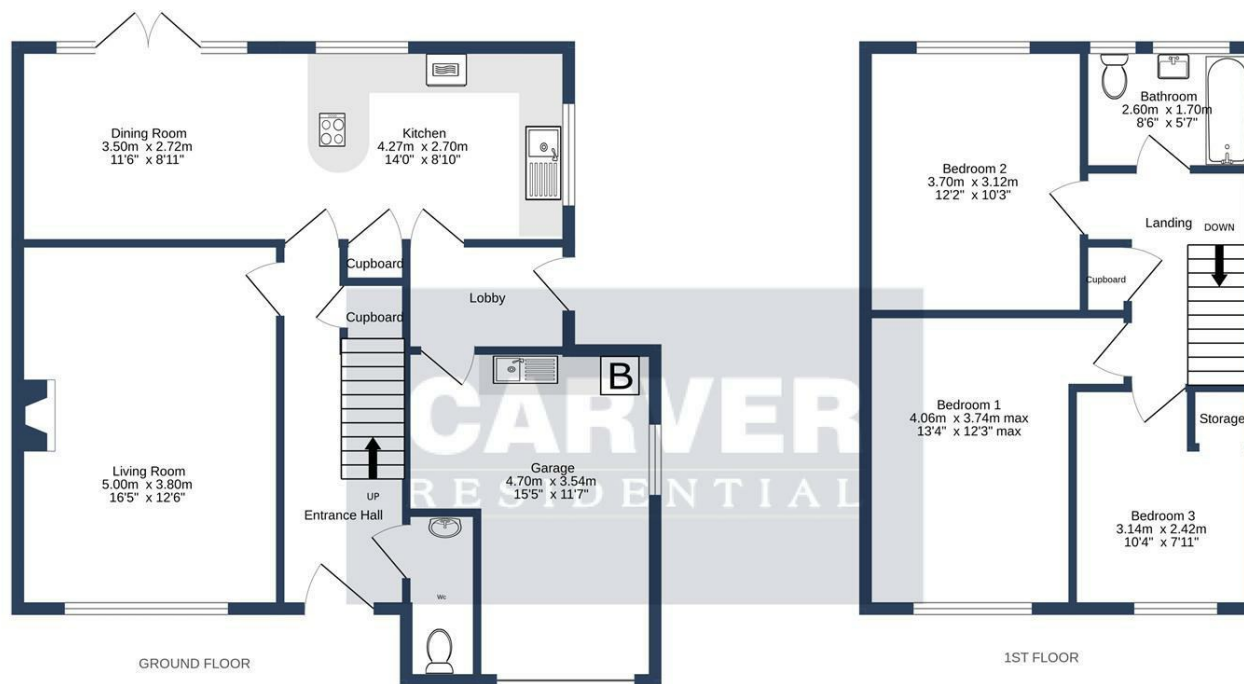
Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks



BALMER HILL, GAINFORD. DL2 3EL.

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		
Very energy efficient - lower running costs		
(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		
	Current	Potential
	69	75
EU Directive 2002/91/EC		

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