



A large three bedroom semi-detached period home located within the heart of the West End of Darlington, this is a property not to be missed. Occupying a larger than average plot with stunning gardens to the front and rear. The internal layout briefly comprises entrance hallway, two spacious reception rooms and modern kitchen with stunning views over the impeccably landscaped rear garden. To the first floor the landing gives access to three bedrooms, bathroom and separate WC. The property also benefits from off street parking, alongside the beautiful front garden, which gives access via double gates to the single garage beyond (with limited vehicular access). Gas central heating and UPVC double glazing is present throughout, as expected. EPC rating D, Darlington Borough Council tax band D.



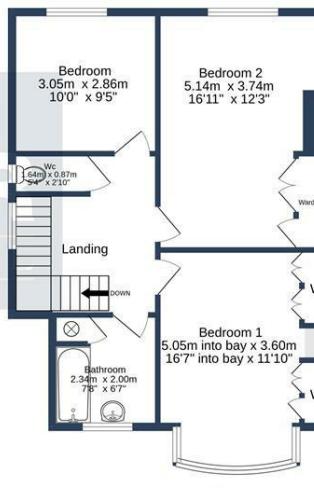
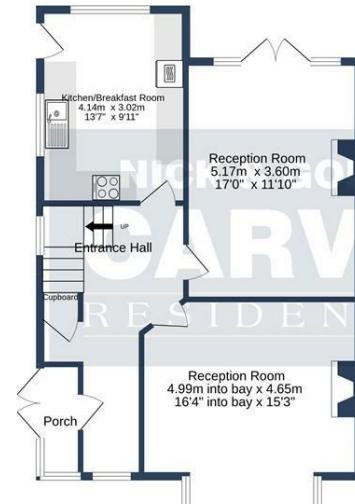


- Period Semi Detached Home
- West End Location
- Tree Lined Street

GENERAL INFORMATION

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding D)

- Wonderful Gardens
- Excellent Access to Schools and Town Centre
- Period and Modern Features Throughout

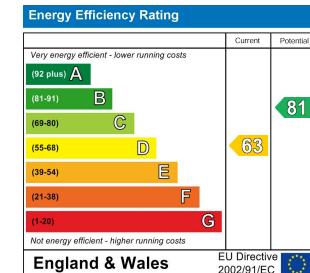


ELTON ROAD, DARLINGTON, DL3 8LU.

TOTAL FLOOR AREA: 142.1 sq.m. (1530 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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