



**Barnes Road**  
Darlington DL3 9DX  
Offers Over £230,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Barnes Road

Darlington DL3 9DX



- Three Bedroom Detached Property
- Conservatory
- Close to Schools and Amenities

- Mowden Location
- Corner Plot with Generous Gardens
- Council Tax Band D

- No Onward Chain
- Off Street Parking & Garage
- Epc Rating D

Situated in the desirable Mowden area of Darlington, this three-bedroom detached house on Barnes Road presents an excellent opportunity for those seeking a family home with potential. Positioned on a prime corner plot, the property boasts two spacious reception rooms with the addition of a conservatory.

The house features three well-proportioned bedrooms, providing ample accommodation for a growing family or guests. While the property requires some updating, it offers the exciting possibility to extend, allowing you to tailor the home to your specific needs and preferences (subject to necessary planning permissions).

Externally, you will find front, side and rear gardens alongside a driveway and garage for convenient off-street parking. The location is particularly appealing, with easy access to local schools and amenities, making it an ideal choice for families.

With no onward chain, this property is ready for you to make it your own. Whether you are looking to invest in a home with potential or seeking a comfortable family residence, this detached house on Barnes Road is a must-see.

## Entrance Porch

Door to front and glazed panel, space for cloaks and access to front door.

## Entrance Hall

Door to front, staircase to first floor landing and radiator.

## Lounge

15'11 x 12'01 (4.85m x 3.68m)

Double glazed window to front, gas fire and radiator. Double doors to dining room.

## Dining Room

8'10 x 10'02 (2.69m x 3.10m)

Double glazed window and doors to rear and radiator.

## Kitchen

7'11 x 10'11 (2.41m x 3.33m)

Double glazed window to rear, wall, base and drawer units, stainless steel sink, space for a cooker. Access to conservatory.

## Conservatory

10'06 x 7'02 (3.20m x 2.18m)

Door to rear, part Upvc, and part glazed.

## First Floor Landing

Double glazed window to side and storage cupboard housing hot water tank.

## Bedroom One

12'09 x 11'06 (3.89m x 3.51m)

Double glazed window to front, double storage cupboard and radiator.

## Bedroom Two

9'11 x 11'06 (2.74m x 3.35m x 3.51m)

Double glazed window to rear, double storage cupboard and radiator.

## Bedroom Three

9'02 x 6'10 (2.79m x 2.08m)

Double glazed window to rear and wall mounted heater.

## Bathroom

Double glazed window to rear, panelled bath, wash hand basin and part tiled walls.

## Separate W.C

Double glazed window to side and w.c.

## Externally

To the front and side there are wrap around gardens areas, off street parking and access to garage.

To the rear is an enclosed garden with lawn and patio area.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

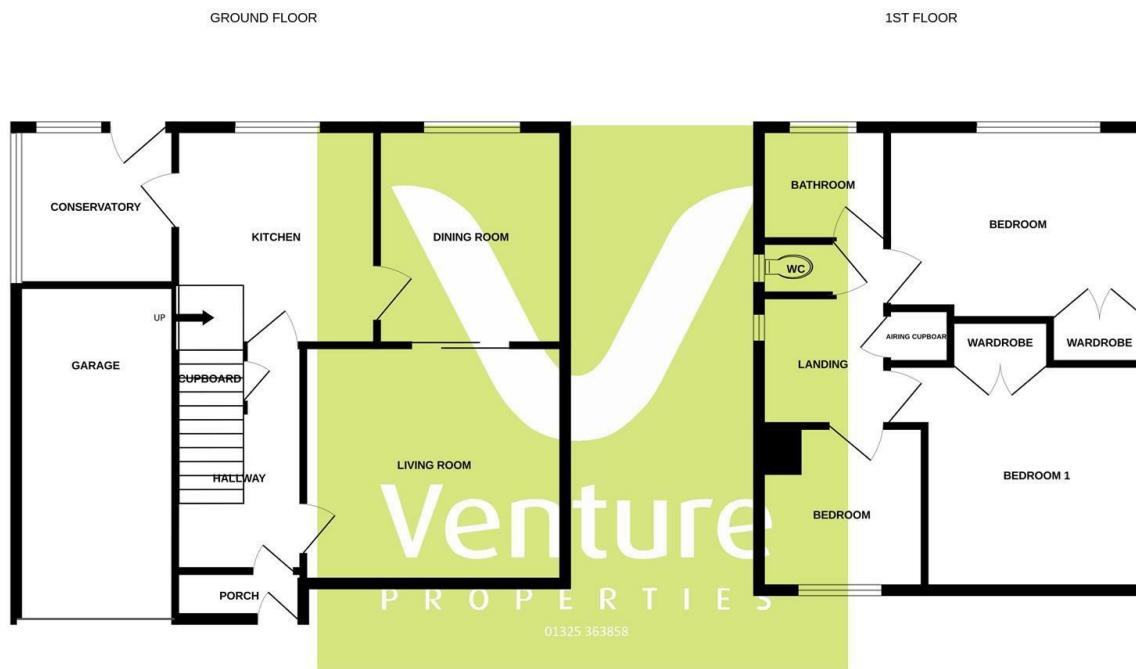
Council Tax Band: D

Annual Price: £2,372

Conservation Area No  
Flood Risk Very low  
Floor Area 0 ft 2 / 0 m2  
Plot size 0.09 acres  
Mobile coverage  
EE  
Vodafone  
Three  
O2  
Broadband  
Basic  
3 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability  
BT  
Sky  
Virgin

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.



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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## Property Information

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