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47 CARMEL ROAD SOUTH, DARLINGTON, DL3 8DQ

Offers In The Region Of £260,000

A WELL-PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME IN DARLINGTON'S SOUGHT-AFTER WEST END

TENURE: FREEHOLD
COUNCIL TAX BAND: D

Located within this popular and well-established residential area, this spacious three bedroom semi-detached home offers excellent accommodation for a growing family, with two reception rooms, kitchen, ground floor shower room and WC, three bedrooms, family bathroom and separate WC.

The property is approached via a generous driveway providing ample off-street parking and access to the garage, while to the rear is a pleasant east-facing garden, providing an attractive outdoor space and enjoying the morning sunshine.

On entering the property, the welcoming entrance leads through to two well-proportioned reception rooms, providing versatile living and dining space. The kitchen is positioned to the rear and offers a practical range of fitted units and workspace, with a useful shower room and separate WC completing the ground floor accommodation.

To the first floor are three good-sized bedrooms, together with a family bathroom and separate WC. A further staircase provides access to the loft, which has been carpeted and dry-lined, creating useful additional storage space.

Externally, the property benefits from a particularly generous driveway, providing parking for several vehicles and leading to the garage. The east-facing rear garden offers a pleasant space for outdoor seating, entertaining or simply enjoying the garden throughout the morning and early afternoon.

The location is a real feature of this property, being well placed for access to the amenities of Darlington's West End, with a good selection of shops, cafés, restaurants and everyday facilities close by. There are also a number of well-regarded schools within easy reach, making the area particularly popular with families.

Excellent transport links provide convenient access to Darlington Town Centre, the A1(M) and surrounding areas, while Darlington's mainline railway station is also readily accessible. For those who enjoy the outdoors, there are a variety of parks, green spaces and countryside walks nearby.

Overall, this is a well-positioned and spacious family home offering excellent accommodation, generous parking, a garage and an attractive garden. Properties within this popular part of Darlington are always in demand, so we recommend an early viewing to fully appreciate what this home has to offer.

SHOWER ROOM
5'9" x 7'1" (1.77m x 2.18m)

LOUNGE
12'11" x 9'8" (3.94m x 2.96m)

DINING ROOM
9'1" x 12'11" (2.78m x 3.96m)

SEATING AREA
7'5" x 7'6" (2.27m x 2.31m)

KITCHEN
8'9" x 13'3" (2.67m x 4.05m)

FIRST FLOOR

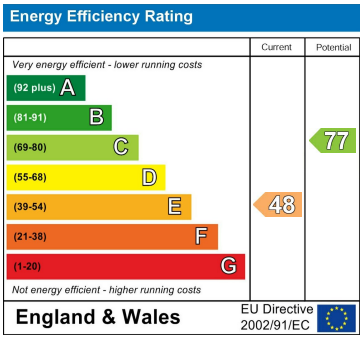
BEDROOM ONE
11'8"x 12'3" (3.58mx 3.74m)

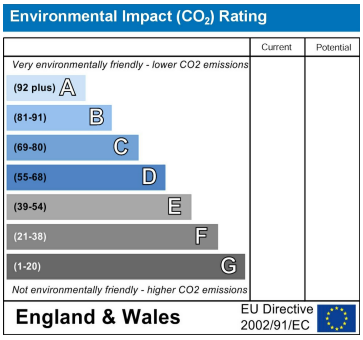
BEDROOM TWO
9'0" x 12'9" (2.76m x 3.90m)

BEDROOM THREE
6'1" x 9'10" (1.87m x 3.00m)

BATHROOM
5'10" x 6'0" (1.78m x 1.84m)

LOFT ROOM
11'2" x 12'9" (3.41m x 3.90m)





YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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NAEA National Association of Estate Agents
The Property Ombudsman