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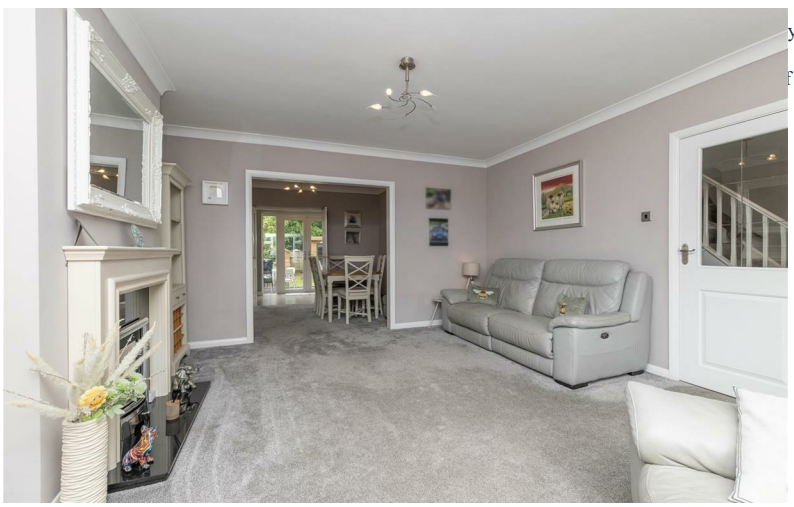
6 EDINBURGH DRIVE, DARLINGTON, DL3 8AW

Offers In Excess Of £340,000

Situated on a generous plot with ample space to both the front and rear, this three-bedroom semi-detached family home has been thoughtfully extended and is extremely well maintained throughout.

Externally, the property is accessed via double wrought iron gates, with a hedge to the front providing privacy from the road. There is ample off-street parking for multiple vehicles, with the additional option of rear parking accessed via gates. The enclosed rear garden is bordered by fencing and features a patio area, lawn, and a purpose-built garden room located at the bottom of the garden. The garden room benefits from light, power, double glazing, and insulation, and is currently used as a bar, making it an ideal entertaining space.

Internally, the property is immaculately presented and briefly comprises: entrance hallway, lounge, dining room, and an extended L-shaped kitchen fitted with a range of units and integrated appliances. There is also a useful ground floor WC. To the first floor are three well-proportioned bedrooms and a family bathroom/WC, comprising a bath with overhead shower, WC, and hand basin.





LOUNGE
14'11" x 14'5" (4.57 x 4.40)

DINING ROOM
11'8" x 8'10" (3.57 x 2.71)

KITCHEN
19'0" x 9'9" (5.81 x 2.99)

BREAKFAST AREA
10'2" x 6'6" (3.10 x 1.99)

GARAGE
14'10" x 7'10" (4.53 x 2.41)

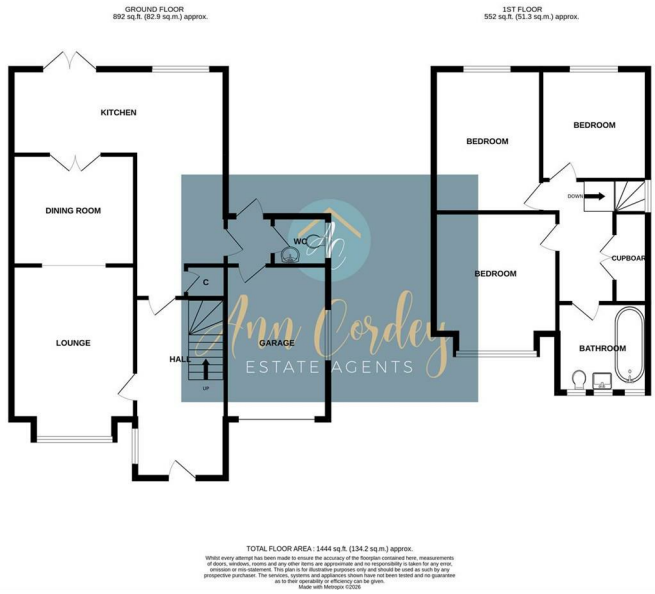
WC
4'1" x 3'10" (1.25 x 1.19)

BEDROOM ONE
13'7" x 11'0" (4.15 x 3.37)

BEDROOM TWO
12'9" x 11'9" (3.89 x 3.60)

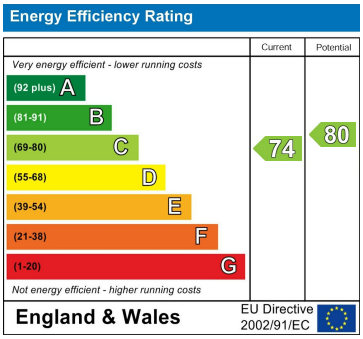
BEDROOM THREE
9'11" x 9'9" (3.03 x 2.98)

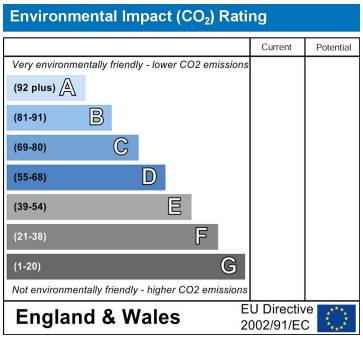
BATHROOM
8'1" x 5'9" (2.47 x 1.76)



TOTAL FLOOR AREA : 1444 sq.ft. (134.2 sq.m.) approx.

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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NAEA National Association of Estate Agents
The Property Ombudsman