



**Emley Moor Road**

Darlington DL1 4QQ

**£125,000**





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# Emley Moor Road

Darlington DL1 4QQ



- Three Bedroom Semi Detached House
- Pleasant View To The Front In The Form Of An Enclosed Park
- EPC Grade C

- Spacious Living Ideal For A Family
- Close To Local Amenities
- Council Tax Band A

- Double Glazed And Gas Central Heated
- Must Be Seen

Nestled on Emley Moor Road in the charming town of Darlington, this stunning three-bedroom semi-detached house offers a delightful blend of comfort and style. The property boasts spacious accommodation throughout, making it an ideal family home.

As you enter, you are welcomed into a well-proportioned reception room that provides a perfect space for relaxation and entertaining. The three bedrooms are generously sized, ensuring ample room for family members or guests. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this home is the newly fitted boiler, which promises efficient heating and peace of mind for years to come. The property enjoys a pleasant outlook over a green area at the front, enhancing the overall appeal and providing a tranquil setting.

Outside, the good-sized gardens at both the front and rear offer a wonderful opportunity for outdoor enjoyment, whether it be for gardening, play, or simply soaking up the sun.

This semi-detached house is not just a property; it is a place where memories can be made. With its attractive features and prime location, it is sure to attract interest from those seeking a lovely home in Darlington. Do not miss the chance to view this exceptional property.

The home comes with blinds included.

## Entrance Hallway

With stairs to the first floor.

## Lounge

13'10 x 12'10 (4.22m x 3.91m)

Situated to the front with double glazed bow window and radiator.

## Dining Kitchen

20'8 x 8'4 (6.30m x 2.54m)

Situated to the rear with a modern range of wall and floor units with contrasting

work surfaces, wall mounted boiler, double glazed window and french doors leading out to the pleasing garden. The kitchen area has a useful pantry store and side door access.

## First Floor

Landing area with loft access of which has been insulated and window to side elevation.

## Bedroom One

11'9 x 10'10 (3.58m x 3.30m)

Situated to the front with double glazed window and radiator.

## Bedroom Two

11'9 x 10'4 (3.58m x 3.15m)

Situated to the rear with fitted robe, double glazed window and radiator.

## Bedroom Three

8'8 x 5'11 (2.64m x 1.80m)

Situated to the front with useful store cupboard, double glazed window and radiator.

## Bathroom

With a panelled bath with overhead shower and wash hand basin.

## Separate W,C

With a low level W.C.

## Externally

The home stands on a large plot with easy maintained garden in the form of block paved area to the front with scope for off street parking subject to planning. To the rear the home has a large garden which is well established with two useful outhouses. Side access to the front can be located via a gate.

## View To Front

## Tenure

Freehold

## Property Details

Local Authority: Darlington  
Council Tax Band: A  
Annual Price: £1,581  
Conservation Area No  
Flood Risk Very low  
Floor Area 904 ft 2 / 84 m 2  
Plot size 0.05 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
2 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

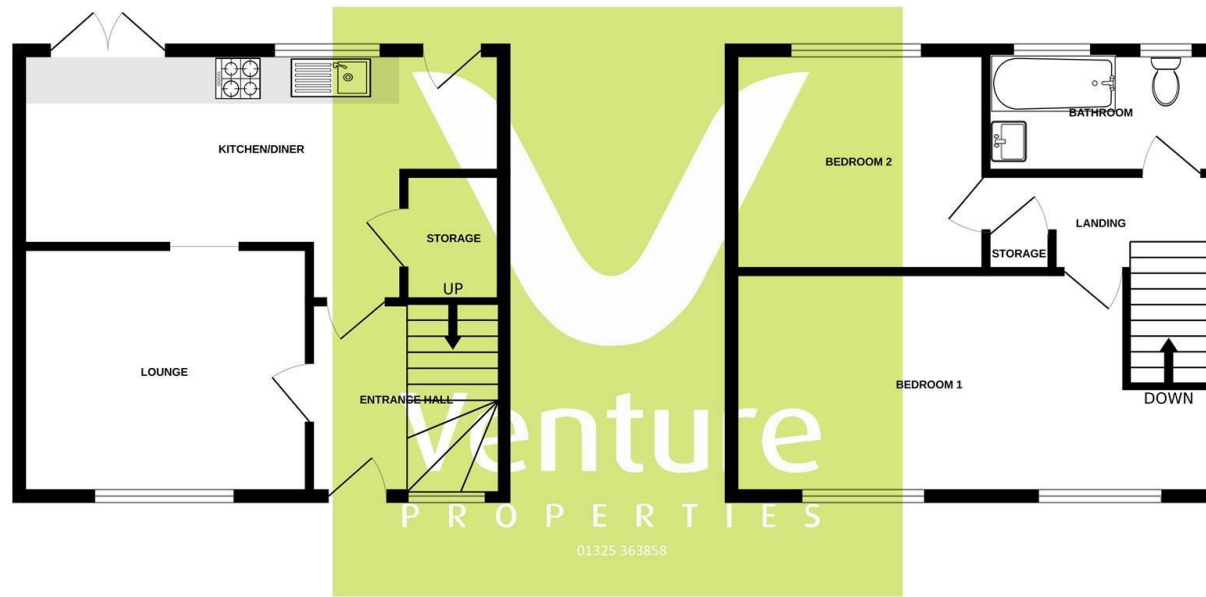
BT  
Sky  
Virgin

## Note

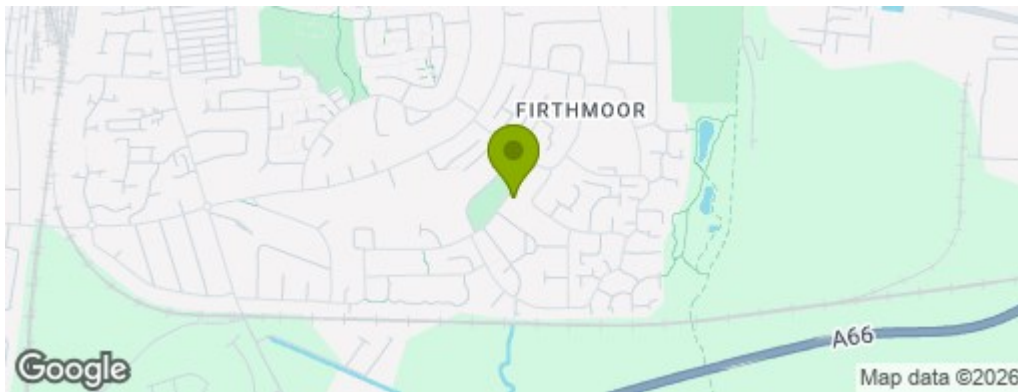
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GROUND FLOOR

1ST FLOOR



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## Property Information

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