



## 6 EDINBURGH DRIVE, DARLINGTON, DL3 8AW

**£350,000**

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)

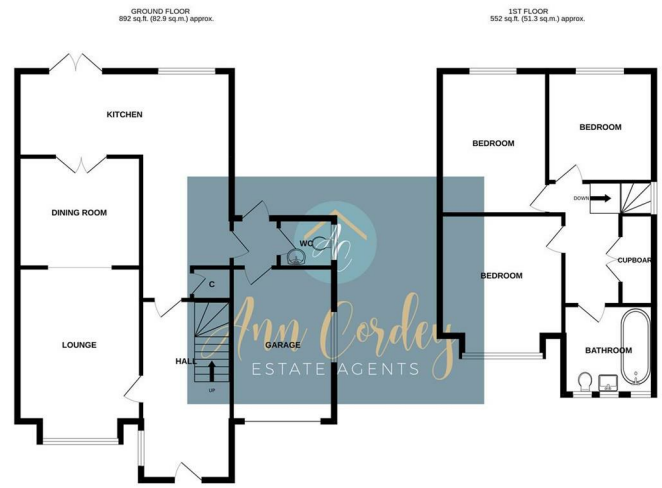
**WC**  
4'1" x 3'10" (1.25 x 1.19)

**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.  
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems or equipment shown have not been tested and no guarantee as to their availability or efficiency can be given. Map scale: Ordnance Survey 1:25000

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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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