



## 29 GREENMOUNT ROAD, DARLINGTON, DL3 8EP

### Offers In The Region Of £310,000

Situated in a prime position within Darlington's highly sought-after West End, this beautifully presented and significantly improved traditional semi-detached residence occupies a generous plot and enjoys a superb mature rear garden.

The property offers spacious and well-appointed accommodation throughout and retains a number of attractive character features. To the ground floor there is a welcoming entrance hallway with oak flooring, a well-proportioned dining room featuring an attractive fireplace and oak floor, a separate lounge with bay window overlooking the rear garden, and a stylish refitted kitchen fitted with an excellent range of floor and wall units together with integrated fridge and dishwasher.

To the first floor there are three good size bedrooms, the principal bedroom being particularly impressive with its bay window and feature fireplace. The family bathroom has been beautifully refitted with a contemporary white suite and includes a large separate shower cubicle.

Externally the property stands within mature gardens to both the front and rear, the rear garden being a particular feature of the home, laid mainly to lawn with established borders and a



**LOUNGE**  
15'9 x 11'08 (4.80m x 3.56m )

**DINING ROOM**  
14'05 x 14'04 (4.39m x 4.37m )

**KITCHEN**  
12'10 x 8'01 (3.91m x 2.46m )

**BEDROOM ONE**  
14'00 x 10'11 (4.27m x 3.33m )

**BEDROOM TWO**  
13'09 x 10'02 (4.19m x 3.10m )

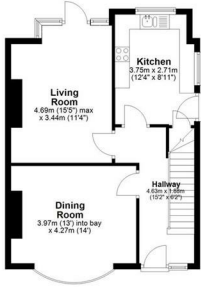
**BEDROOM THREE**  
8'01 x 7'10 (2.46m x 2.39m )

**BATHROOM**  
9'8 x 8'10 (2.95m x 2.69m )

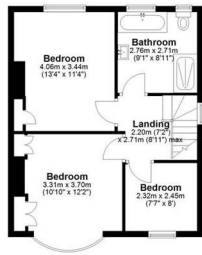
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		60	78
England & Wales		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor  
Approx. 62.9 sq. metres (677.4 sq. feet)



First Floor  
Approx. 47.1 sq. metres (506.5 sq. feet)



Total area: approx. 110.0 sq. metres (1183.9 sq. feet)  
29 Greenmount Road, Darlington

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

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

