

Lunedale Road, Darlington, DL3 9AU
Offers in the region of £265,000

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‘The Art of Property’



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Offers in the region of £265,000

Council Tax Band: C

Located in the desirable Mowden development of Darlington's West End, this charming semi-detached house on Lunedale Road offers a perfect blend of modern living and character. With three well-proportioned bedrooms and a contemporary bathroom featuring both a jacuzzi bath and a separate shower, this home is ideal for families or those seeking extra space.

Upon entering, you are welcomed by a good-sized lounge adorned with a bay window, providing a bright and airy atmosphere. Adjacent to this is a cosy sitting room, complete with a multi-fuel stove, perfect for those chilly evenings. The heart of the home is undoubtedly the large rear ground floor extension, which boasts a truly stunning dining kitchen that seamlessly connects to the beautifully landscaped south-west facing garden. This outdoor space is perfect for entertaining or simply enjoying the sunshine and featured a larger than average shed with lighting, power, and alarm.

The property has been significantly improved by the present owner, also featuring uPVC double glazing plus composite front door, and gas central heating powered by a recently refitted combi boiler, providing warmth and comfort throughout the year. Parking is a breeze with space for two vehicles, a valuable asset in this sought-after area. Additionally, the location is within walking distance of well-regarded schools, making it an excellent choice for families.

In summary, this semi-detached home on Lunedale Road is a delightful opportunity for those looking to settle in a highly sought-after, vibrant community, offering both modern conveniences and the charm of a traditional home.

In brief the accommodation consists of:

Ground floor

Entrance hallway, lounge to the front, separate sitting room and large, impressive dining kitchen extension. The beautifully appointed kitchen provides an excellent range of modern units, space for a range cooker, along with an integrated fridge/freezer, dishwasher & washing machine.

First floor

Landing, contemporary bathroom with four piece

suite, two double bedrooms and a good size single.

Externally

Block paved driveway to the front and power point.

The delightful landscaped rear garden has a favourable south-west aspect, further power points, and ample storage.

Please note:

There is a large crack to the frame at the bottom of the French doors, this will not be repaired by the owners, it is sold as seen.

Council tax Band - C

Tenure - Freehold

Total sq ft to be considered guide only

Room measurements will be in most cases, the maximum length/width.

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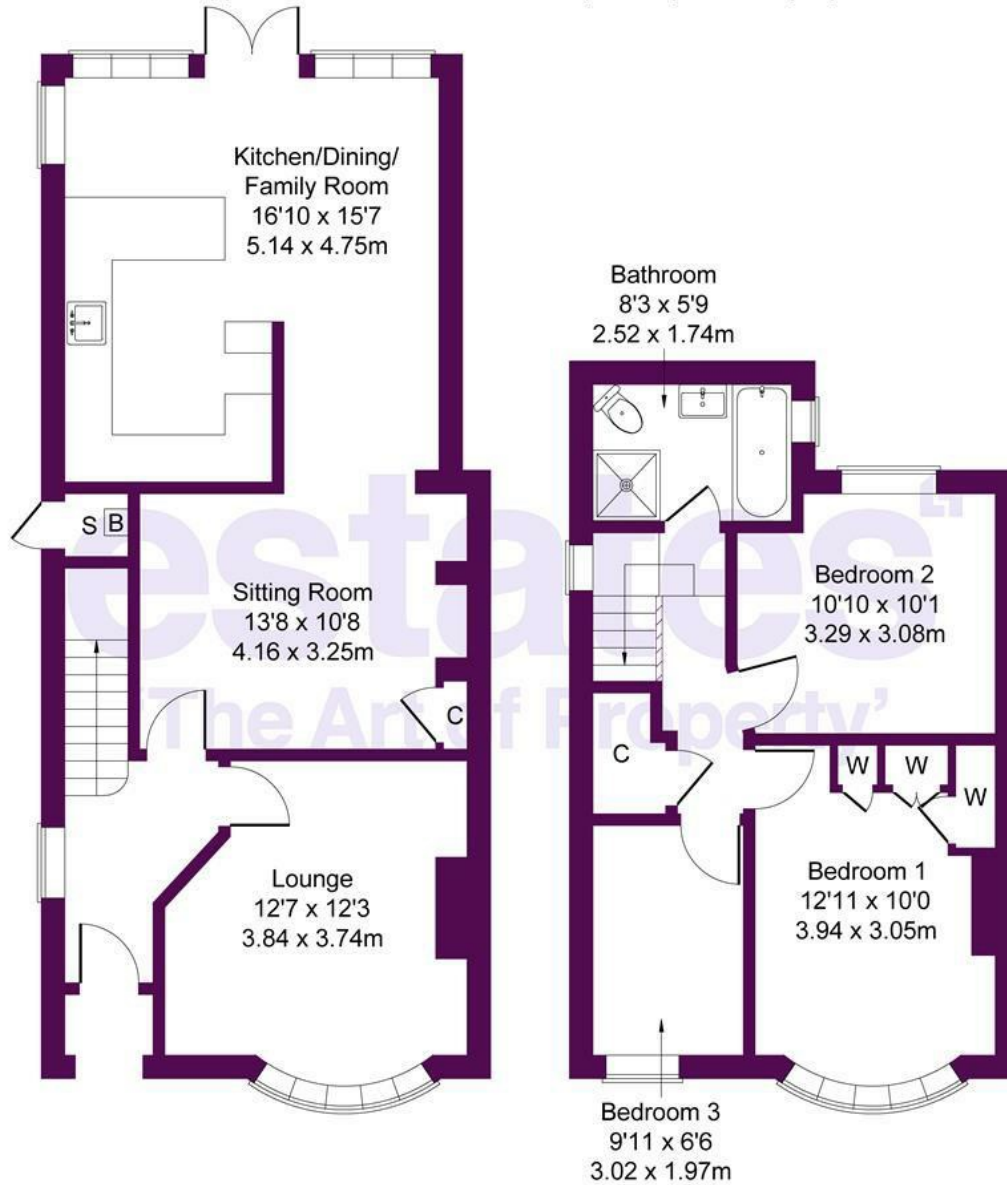
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Approximate Gross Internal Area: (1109 sq ft - 103 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	