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SALES & LETTINGS

Woodside Drive
Darlington, DL3 8ES
Offers in the region of £365,000

House - Semi-Detached

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A stunning extended five-bedroom traditional semi-detached home, beautifully combining character features with generous modern living space, pleasantly situated within a quiet cul-de-sac on the ever-popular Woodside Road which is situated in the heart of Darlington's West End

This impressive property retains a wealth of original charm, including attractive fireplaces, period flooring, bay windows and elegant cornice work, all of which add to its warm and inviting feel. The ground floor offers two spacious and well-proportioned reception rooms, ideal for both relaxing and entertaining, along with a superb large kitchen/breakfast room that provides the perfect hub for family life. There is also a separate w.c.

To the first floor are five bedrooms, one bedroom benefiting from its own en-suite facilities. A stylish family bathroom serves the remaining bedrooms.

Externally, the property enjoys a peaceful setting within this tucked-away cul-de-sac location, making it particularly appealing for families seeking both space and privacy. There is a private, lawned rear garden a garage and a driveway.

A rare opportunity to acquire a substantial and characterful family home in a highly desirable location.



- Stunning extended family home
- Retaining a whole host of elegant period features
- Excellent cul de sac location in the heart of Darlington's West End
- Five bedrooms one with an ensuite
- Lovely refitted family bathroom
- Two fabulous large reception rooms
- Larger kitchen/breakfast room

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

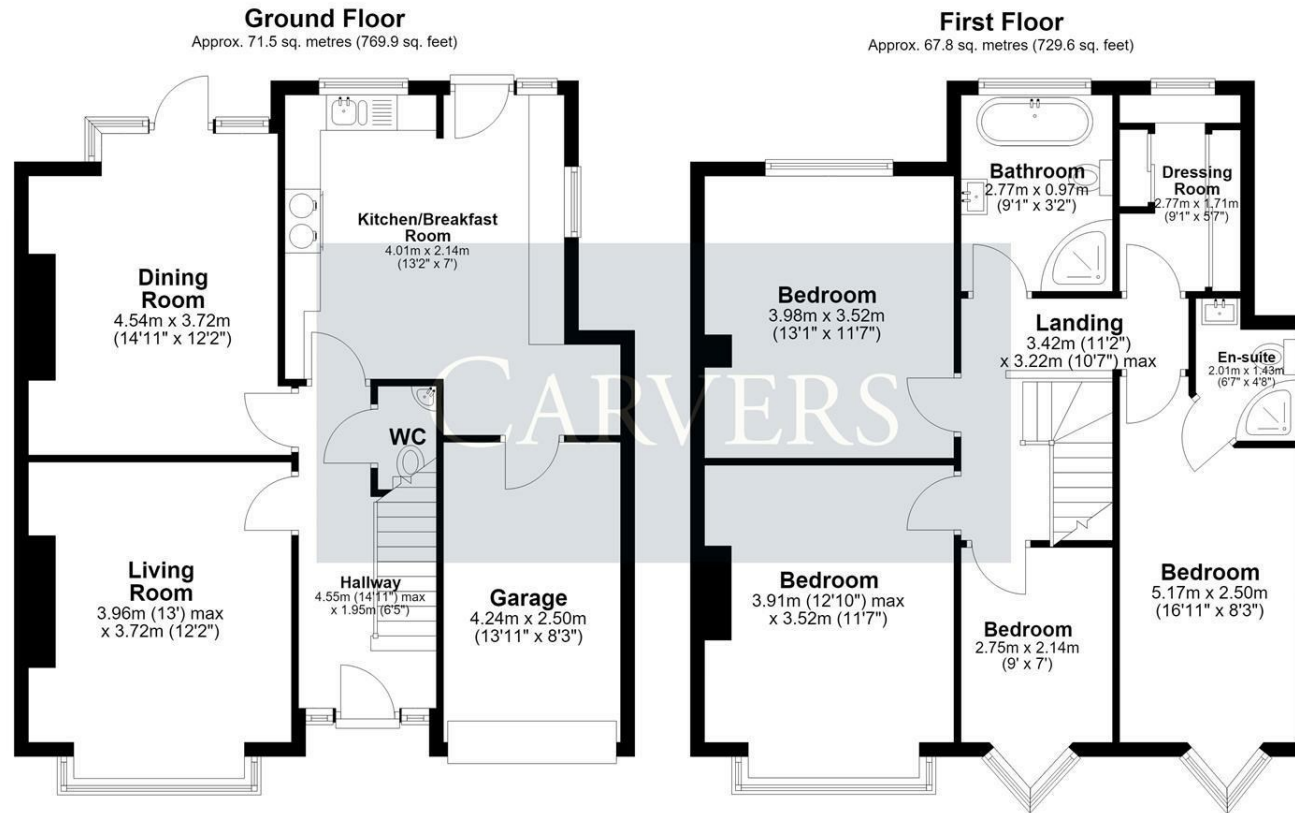
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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)





Total area: approx. 139.3 sq. metres (1499.5 sq. feet)
6 Woodside Drive, Darlington

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC sq ft

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