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SALES & LETTINGS

Coniscliffe Road
Darlington, DL3 8AL
Offers over £360,000

House - Semi-Detached



A beautifully presented and generously proportioned three bedroom semi-detached home, occupying a highly desirable position within the West End of Darlington.

This impressive family home features stylish and versatile living space with particular emphasis on the superb open plan kitchen/dining room, complete with bi-folding doors opening directly onto the rear garden.

The well-appointed accommodation briefly comprises a spacious entrance hallway, elegant formal reception room with open fire, impressive open plan kitchen/dining room, separate utility room, downstairs WC and useful integral garage. To the first floor, the landing provides access to three well-proportioned bedrooms and a modern four piece family bathroom.

Externally, the property benefits from off-street parking and a front garden, whilst to the rear is a particularly generous garden featuring a large lawn, paved patio and a dedicated BBQ area, providing an excellent space for outdoor entertaining and family enjoyment.

An excellent family home offering well-proportioned accommodation, stylish modern improvements and a generous rear garden, situated in this sought-after area of Darlington.











- Highly sought-after West End location
- Off-street parking, utility room, downstairs WC and integral store
- Generous rear garden with patio and BBQ area
- Impressive open plan kitchen/dining room with bi-folding doors
- Beautifully presented semi-detached family home

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

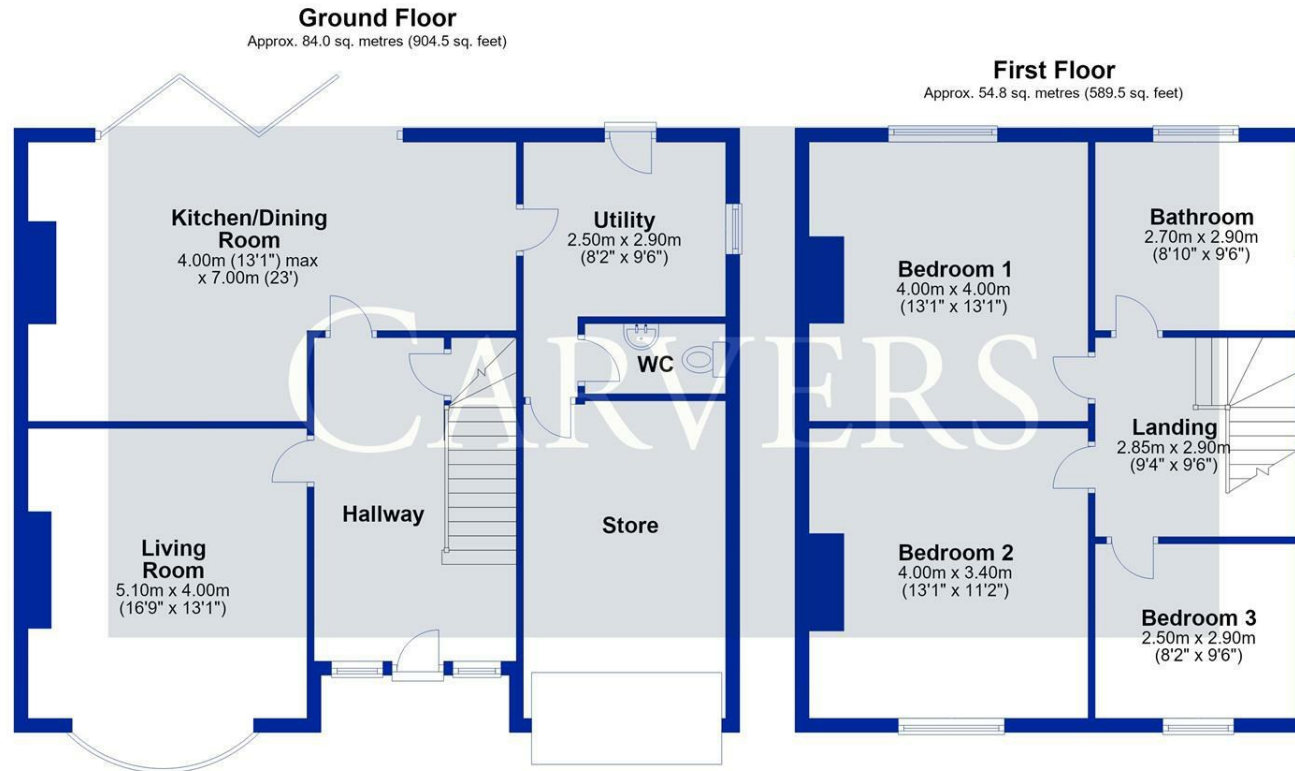
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Property Size

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. 138.8 sq. metres (1493.9 sq. feet)

For identification purposes only. Not to scale.
Plan produced using PlanUp.

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		
England & Wales	70	82
	EU Directive 2002/91/EC	

Property size taken from EPC
1323.00 sq ft

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