





Welcome to this charming semi-detached house located on Yarm Road in the delightful town of Darlington. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing . With three cosy bedrooms, there is ample space for the whole family to unwind.

Built in 1930, this house exudes character and charm, offering a unique blend of traditional architecture and modern conveniences. The property features a fitted kitchen with integrated appliances, well-maintained bathroom/WC, Corner sited gardens with the added advantage of having double gates opening to a large private driveway.

Situated in a desirable location, this house provides easy access to local amenities, schools, and transport links, making it an ideal choice for families or professionals looking for a convenient home.

Don't miss the opportunity to make this lovely house your own and create lasting memories in a property that truly feels like home. Contact us today to arrange a viewing and experience the warmth and comfort this house has to offer.







- Three bedroom semi detached property
- Corner sited gardens
- Double gates leading to private driveway
- Two reception rooms
- Desirable location

#### GENERAL INFORMATION:

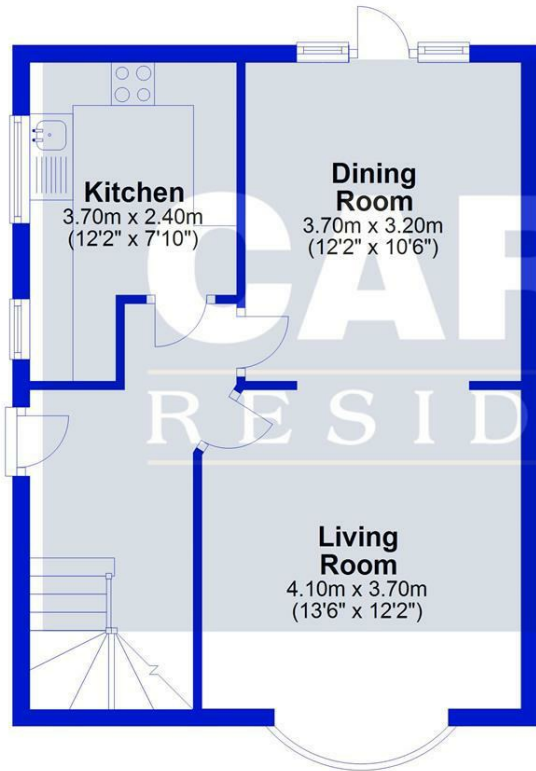
Tenure: Freehold

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

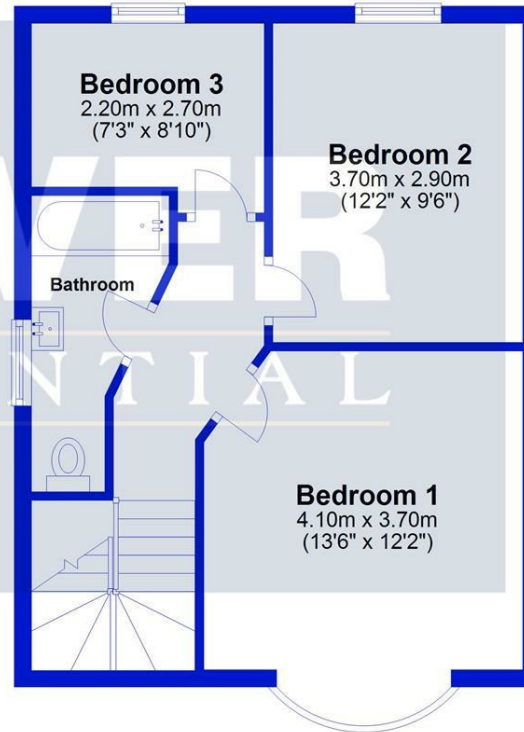
Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

## Ground Floor



## First Floor



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

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		
England & Wales		
	EU Directive 2002/91/EC	

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MAB 6202



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