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Carnaby Road  
Darlington, DL1 4NR

**Offers in the region of £160,000**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s



Situated on Carnaby Road in Darlington, this semi-detached house is a stunning example of modern living, having been thoughtfully upgraded throughout to create an impressive home. As you step inside, a welcoming hallway greets you, setting a warm and inviting tone for the rest of the property.

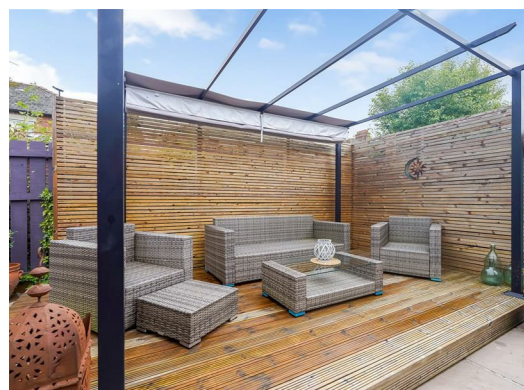
The heart of this home is undoubtedly the open-plan kitchen and dining area, having bespoke ingenious storage, also having French doors that seamlessly connect the indoor space to the rear garden. This feature not only enhances the natural light but also provides an ideal setting for entertaining family and friends or simply enjoying a quiet evening at home.

On the first floor, you will find three well-proportioned bedrooms, perfect for families or those needing extra space. The refitted bathroom is both stylish and functional, ensuring comfort for all residents.

The exterior of the property is equally impressive, featuring mature and established gardens that provide a tranquil retreat. The rear garden, complete with decking and a lush lawn, is perfect for soaking up the summer sunshine or hosting outdoor gatherings. Additionally, the property benefits from a drive and a former garage, offering ample parking and storage options.







- IMPRESSIVE PROPERTY
- WELL PRESENTED INTERNALLY
- WELL PLACED FOR AMENITIES
- MATURE, ESTABLISHED GARDENS
- POPULAR LOCATION
- SUITED TO A VARIETY OF BUYERS
- INTERNAL VIEWING IS THE ONLY WAY TO APPRECIATE EVERY ASPECT OF THIS HOME

#### GENERAL INFORMATION

Tenure: Freehold

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

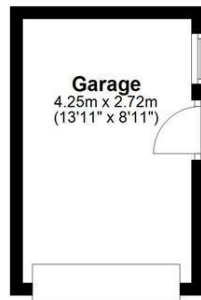
Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)



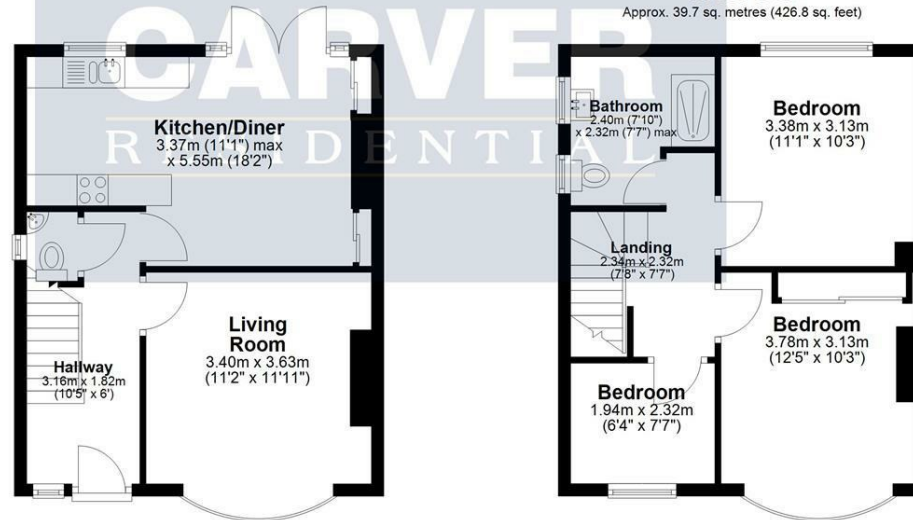
## Ground Floor

Approx. 50.0 sq. metres (538.5 sq. feet)




## First Floor

Approx. 39.7 sq. metres (426.8 sq. feet)



Total area: approx. 89.7 sq. metres (965.3 sq. feet)  
57 Carnaby Road, Darlington

| Energy Efficiency Rating                    |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |           |   |
| (92 plus) <b>A</b>                          |           | <b>82</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>                            | <b>60</b> |   |
| (1-20) <b>G</b>                             |           |   |
| Not energy efficient - higher running costs |           |   |
| England & Wales                             |           | EU Directive 2002/91/EC  |

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