



17, Kielder Drive,

Darlington, DL1 2BE

Asking price £170,000

House - Detached
3 Bedroom/s
1 Bathroom/s

Welcome to Kielder Drive, Darlington, this superb detached house on a larger than normal corner plot presents an excellent opportunity for first time buyers, families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The main reception room on the ground floor is inviting whilst the kitchen dining providing versatile space to meet your needs, whether for entertaining guests or enjoying quiet family time.

The house features family bathroom, convenience for all residents. Additionally, the property boasts a single garage, off parking space with electric charger point for your vehicles, a valuable asset in today's busy world.

Set in a peaceful and popular neighbourhood, this home is perfect for those seeking a comfortable lifestyle while still being within easy reach of local amenities and transport links and most importantly school nearby. The combination of space, comfort, and practicality makes this property a wonderful choice for anyone looking to settle in Darlington. Don't miss the chance to make this charming house your new home.





- 3 Bed Detached property
- Formal lounge
- Separate utility room
- Single garage
- Close to schools and amenities

- Bigger than average corner plot
- Kitchen / Diner
- Private rear garden
- Off street parking

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)



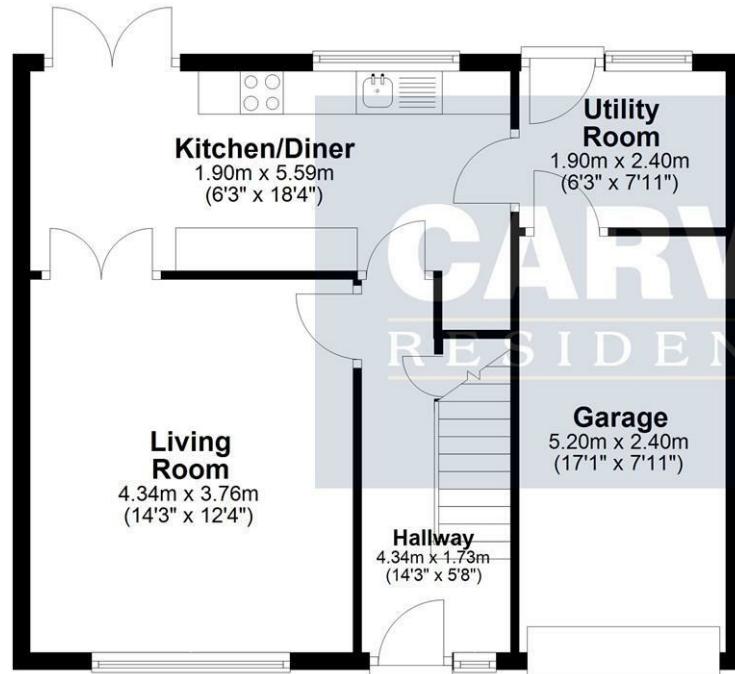




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91 plus)	A		
(81-91)	B		
(70-80)	C		
(55-64)	D	77	
(39-54)	E		
(21-38)	F	63	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

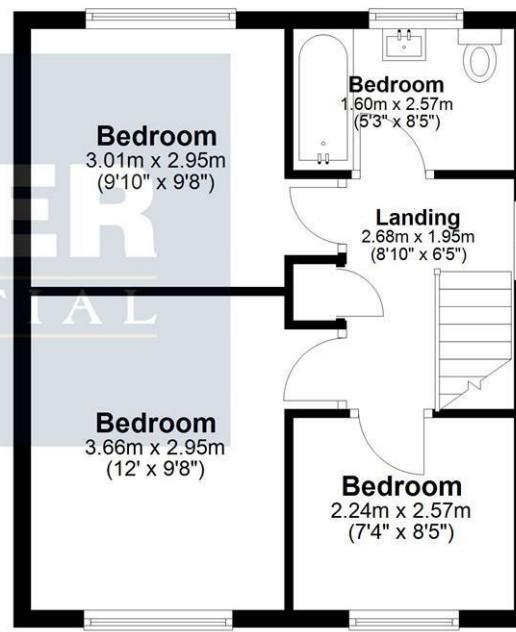
Ground Floor

Approx. 53.4 sq. metres (574.9 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



Total area: approx. 91.5 sq. metres (985.2 sq. feet)

17 Kielder Drive, Darlington



MAB 6202

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