



A beautifully presented family home, perfectly positioned at the head of a quiet cul-de-sac in the ever-popular village of Gainford. This three-bedroom semi-detached property has been thoughtfully upgraded by the current owner, offering stylish, comfortable living with a real sense of warmth and practicality.

The inviting living room features a cosy log-burning stove, creating the perfect space to unwind. The open-plan kitchen and dining area is ideal for modern family life, complete with a breakfast bar that's a firm family favourite - a great spot for relaxed meals and catch-ups.

Further highlights include a contemporary upgraded bathroom, a downstairs WC, and tasteful, high-quality décor throughout.

Externally, the home offers a driveway and garden to the front, an enclosed side storage area, and a well-presented rear garden perfect for entertaining or family play. A large single garage provides additional storage or workshop potential.

(Planning permission was granted in 2016 for a second-storey extension above the garage, offering scope for future development.)





- Located within cul-de-sac location
- Beautifully presented
- Off street parking
- Popular village location
- Spacious, well presented home
- Log burning stove
- Garage
- Only 10 minutes to Darlington

#### **GENERAL INFORMATION:**

Tenure: Freehold

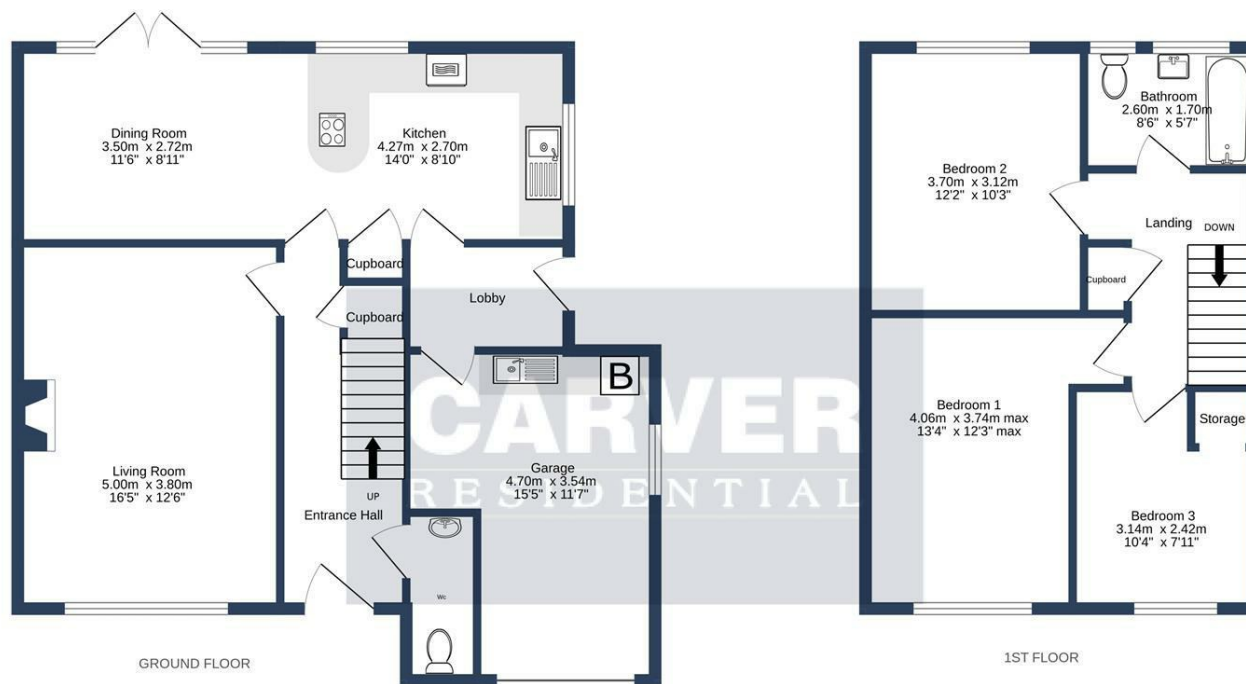
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

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BALMER HILL, GAINFORD, DL2 3EL.

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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		
	Current	Potential
	69	75
	EU Directive 2002/91/EC	

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