



Tucked away in the sought-after West End location of Darlington, this charming semi-detached house provides a blend of character and modern convenience. The property features two reception rooms along with the open plan conservatory area off the dining room, perfect for entertaining guests or simply unwinding after a long day. The property also has a downstairs WC. There are three bedrooms and modernised family bathroom. Parking is a breeze with space for up to three vehicles, a rare find in this desirable West End location. Family buyers will appreciate the proximity to excellent schools, making the morning school run a breeze. For those who enjoy the hustle and bustle of town life, the town centre of Darlington is just a leisurely stroll away. This property is beautifully presented, offering a warm and welcoming atmosphere from the moment you step inside. Don't miss the opportunity to make this lovely house your new home in the heart of Darlington's vibrant community.



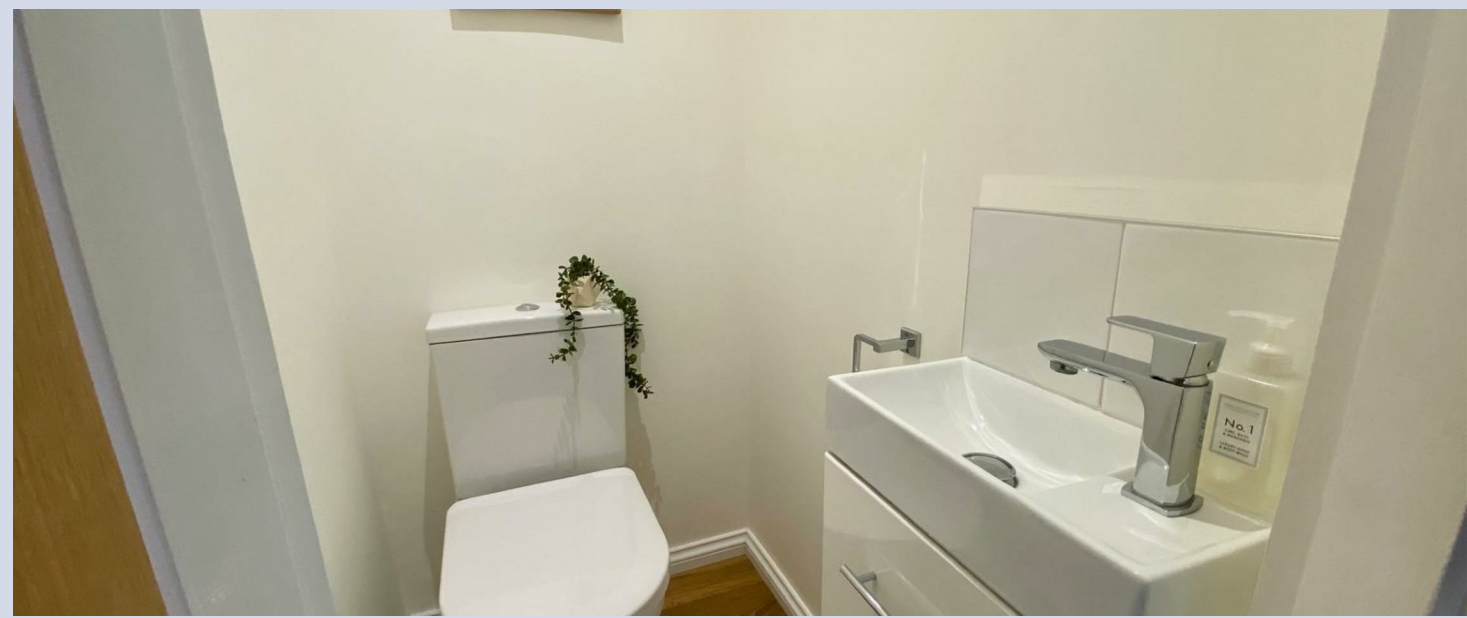


- CUL DE SAC LOCATION
- GARAGE AND SECURE GARDEN
- DOWNSTAIRS WC
- SUPERB WEST END POSITION
- BEAUTIFUL HOME

GENERAL INFORMATION:
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding C)
Shared access with the adjoining property off Hillside Road.

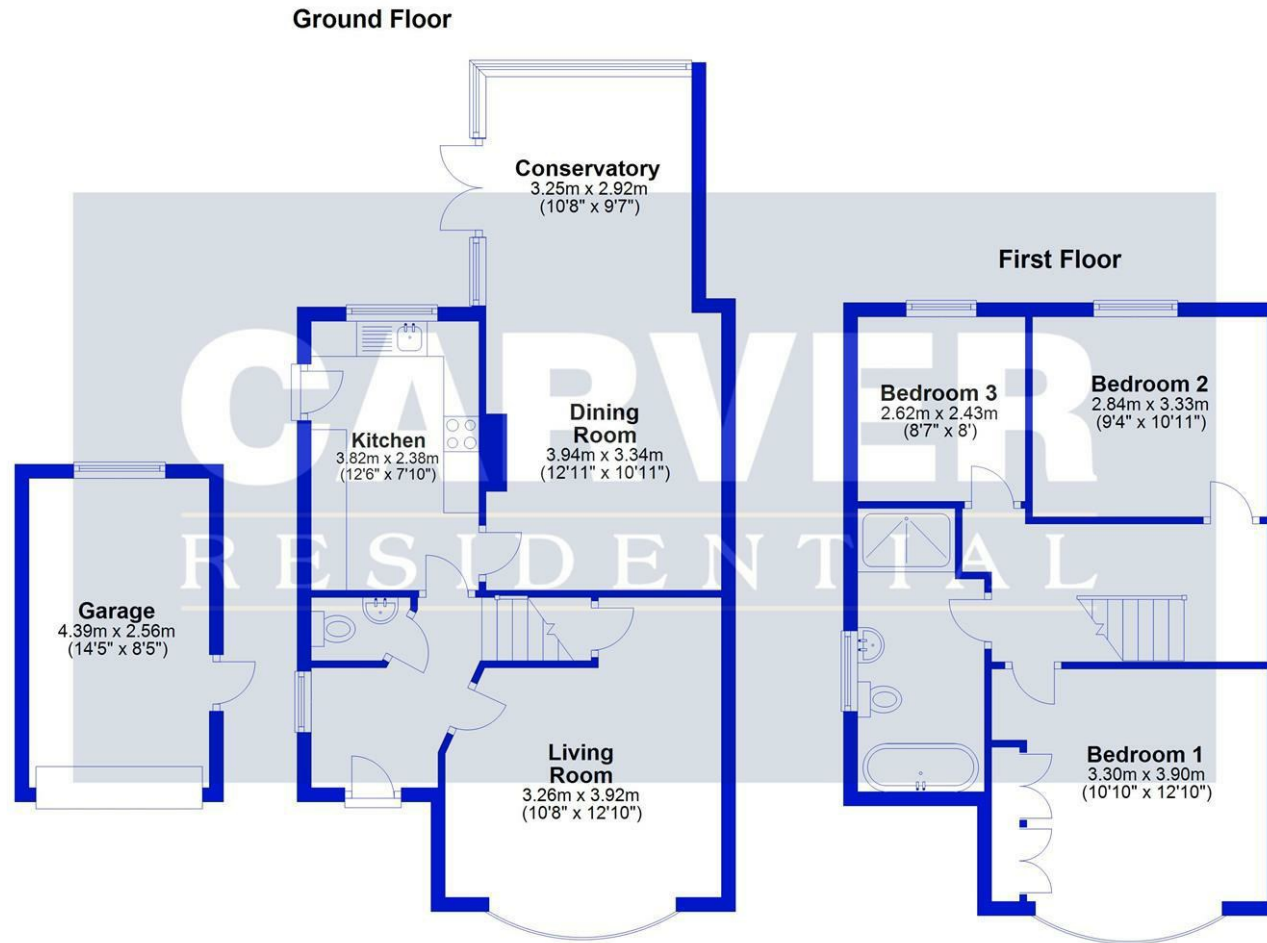








For Identification Purposes Only



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
101-120 A		
81-100 B		
61-80 C		
41-60 D		
21-40 E		
1-20 F		
0-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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