



Located on the charming tree lined Davison Road in Darlington, this fantastic traditional semi-detached house makes the ideal family home. Boasting two spacious reception rooms, this property offers ample space for both family and entertaining. The three well-proportioned bedrooms provide comfortable living, while the bathroom is conveniently located to serve the household's needs.

A great feature of this home is the off-street parking, ensuring ease of access and security. The front of the property is inviting with great curb appeal, while the rear garden is a true gem. This superb family garden is perfect for outdoor activities and gatherings, complete with a lovely patio area that is just waiting for summer evenings, enjoying a glass of wine (or two).

The interior of the house exudes a warm and homely feel, making it a delightful place to create lasting memories. This property is truly a must-see, as it offers a wonderful comfort, space, and outdoor enjoyment. Whether you are a family starting out or simply seeking a peaceful homely retreat, this semi-detached house on Davison Road is sure to impress. Don't miss out, be quick and grab the opportunity to make this charming residence your new home.





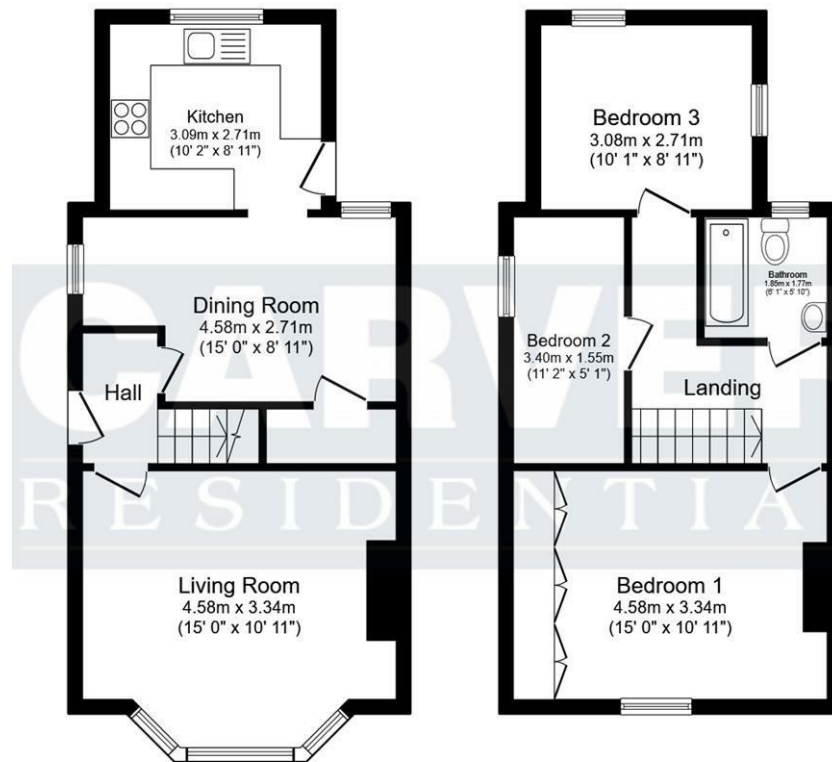
- Traditional 3 bed Semi Detached house in popular location
- Superb family garden to rear mainly laid to grass with patio area
- Move straight in, put the kettle on... enjoy!
- Two inviting and homely living areas
- Off street parking
- 3 Bedrooms to first floor with family bathroom

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
Floor area 42.6 sq.m. (459 sq.ft.)

First Floor
Floor area 40.9 sq.m. (440 sq.ft.)

Total floor area: 83.5 sq.m. (899 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		78
55-68 D		56
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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