



country properties
village properties
town homes
barn conversions
building plots

Swaledale Avenue
Darlington, DL3 9AR

Offers in the region of £235,000

NICK & GORDON
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RESIDENTIAL

Located within the West End of Darlington upon a corner plot, with walking distance to excellent schools and facilities. This beautifully presented three bed roomed semi-detached property is sure to be popular with its large entrance hallway, spacious living room with feature fireplace, separate but open plan dining room and fitted kitchen with walk-in pantry. The first floor landing gives access to three bedrooms and family bathroom with separate walk-in shower. There are mature corner sited gardens, rear patio and raised decking area along with driveway to the side of the property with access to the single garage (with power and lighting).





- CORNER PLOT
- DRIVE AND GARAGE
- GAS CENTRAL HEATING/DOUBLE GLAZING
- WEST END LOCATION
- WALKING DISTANCE TO WEST END SCHOOLING

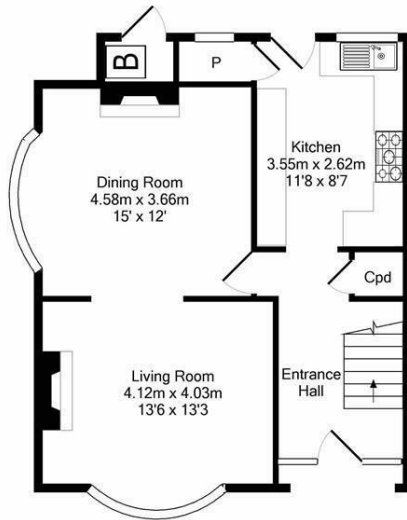
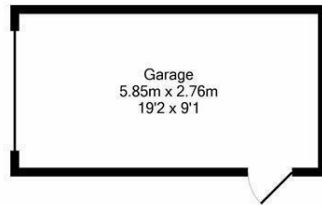
GENERAL INFORMATION

Tenure: Freehold

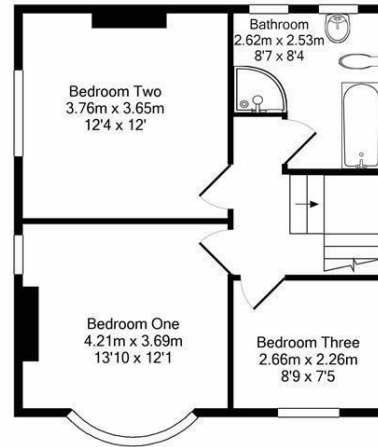
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)



GROUND FLOOR
APPROX. FLOOR
AREA 62.9 SQ.M.
(677 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 42.8 SQ.M.
(460 SQ.FT.)

SWALEDALE AVENUE, DARLINGTON, DL3 9AR.
TOTAL APPROX. FLOOR AREA 105.6 SQ.M. (1137 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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