



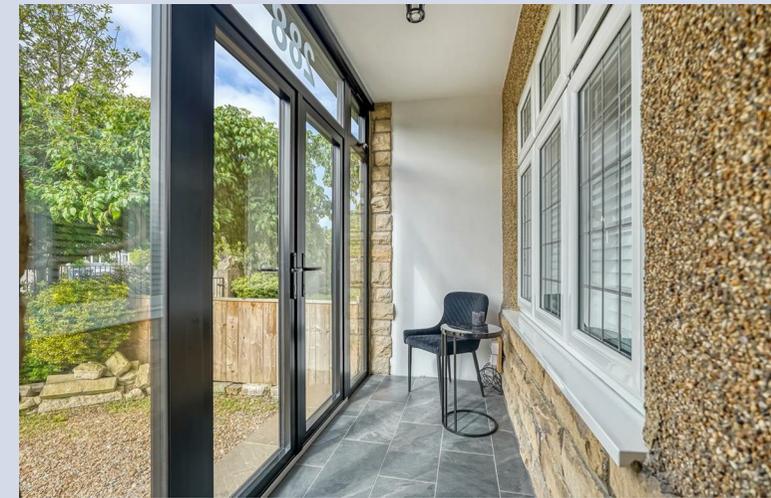
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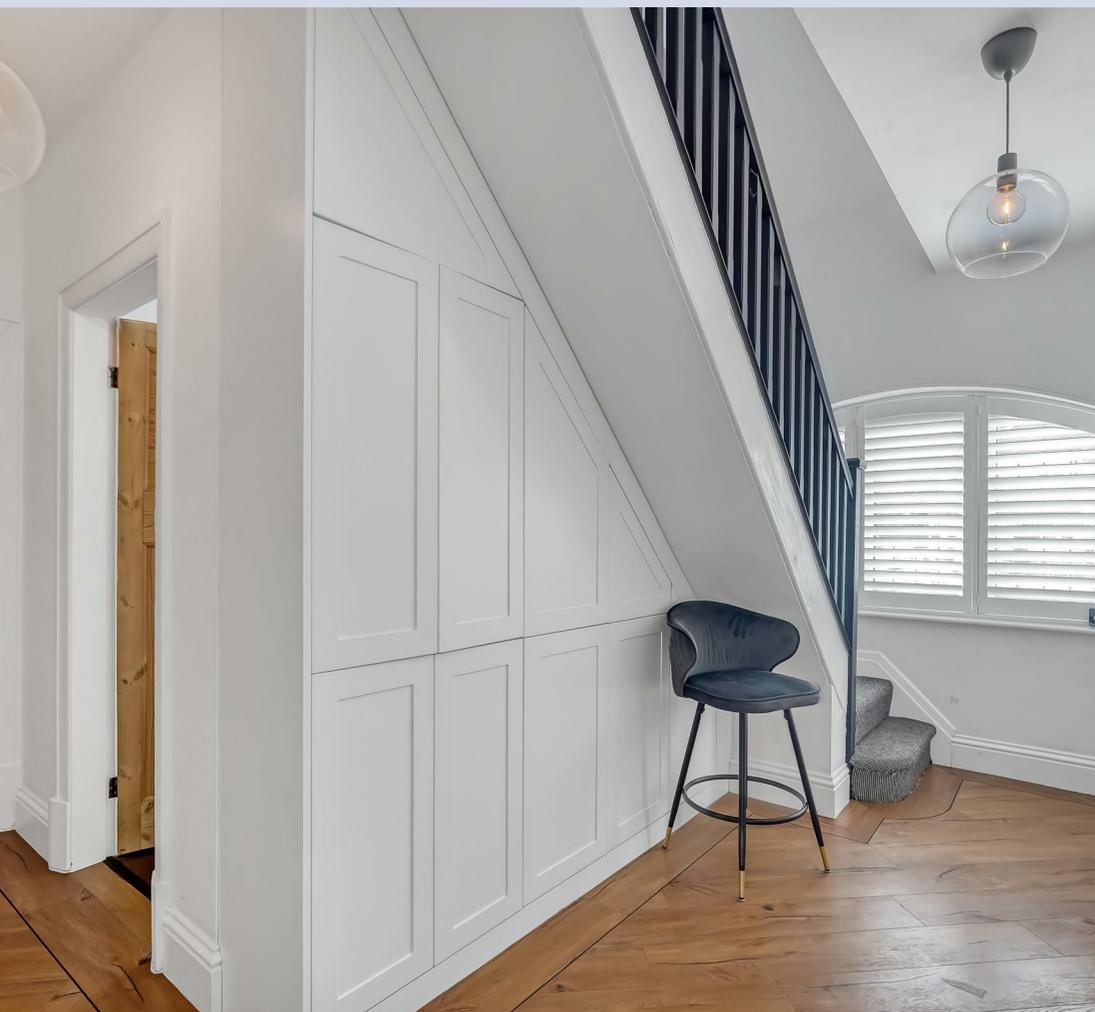
Coniscliffe Road  
Darlington, DL3 8AD

**Offers over £325,000**

House - Semi-Detached  
3 Bedroom/s  
2 Bathroom/s

Sitting proudly on the ever popular Coniscliffe Road is this wonderfully spacious and flexible three bedroom semi detached home. Fully modernised throughout to an exceptional standard this property is really ready to love. Internal accommodation consists of a clever glass fronted porch, hallway, snug, and living room with log burning stove open into kitchen dining room with a house bathroom completing the ground floor. The first floor holds three good sized bedrooms, the largest with ensuite. Externally the pretty frontage holds gravelled off street parking whilst the remodelled rear garden hols patio areas, artificially turfed lawns, a garden bar and a number of storage solutions. This property simply must be seen to be appreciated. Darlington Borough Council tax band C.





- Wonderfully Presented
- Two Reception Rooms
- Two Bathrooms
- Lovely Modern Kitchen

- Spacious Plot and Garden
- Three Bedrooms
- Garden Bar
- CHAIN FREE

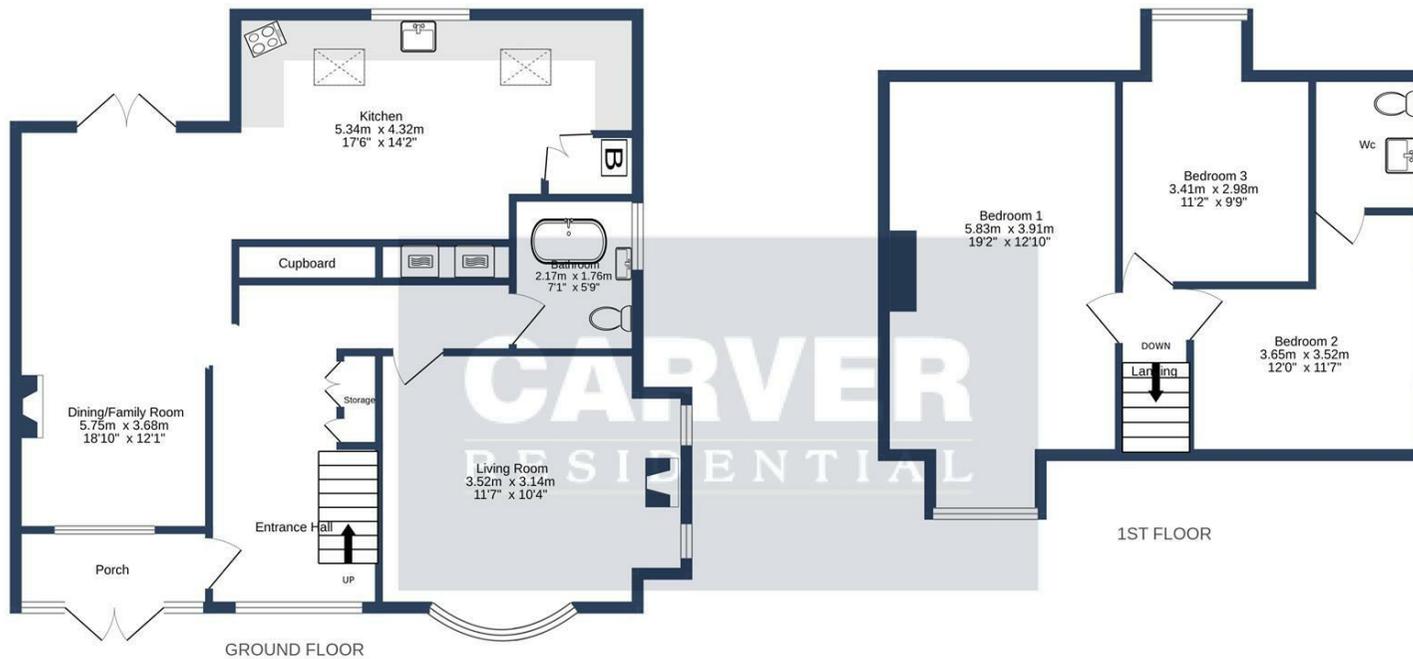
#### GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, solid fuel stove, 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		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

CONISCLIFFE ROAD, DARLINGTON. DL3 8AD.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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MAB 6202



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