





A beautifully presented family home located within the extremely popular Baydale Meadows development with excellent access to local amenities at the Mowden shops and fantastic local schooling.

The property briefly comprises entrance hallway with access to the living room with open plan aspect into the dining room and conservatory to the rear.

The kitchen is modern with a separate utility area and downstairs WC, there is also the added benefit of having an integral garage with access from the kitchen cupboard.

To the first floor there are four double bedrooms, family bathroom and en-suite off bedroom one. Externally the property has a driveway for off street parking for four vehicles and a stunning south facing rear garden.

A must see for families looking to put down roots in a safe prosperous area.

Available early July







- PLEASANT ASPECT TO THE REAR
- CUL-DE-SAC LOCATION
- BATHROOM AND EN-SUITE
- SOUTH FACING GARDEN
- CLOSE TO MOWDEN SHOPS

#### GENERAL INFORMATION:

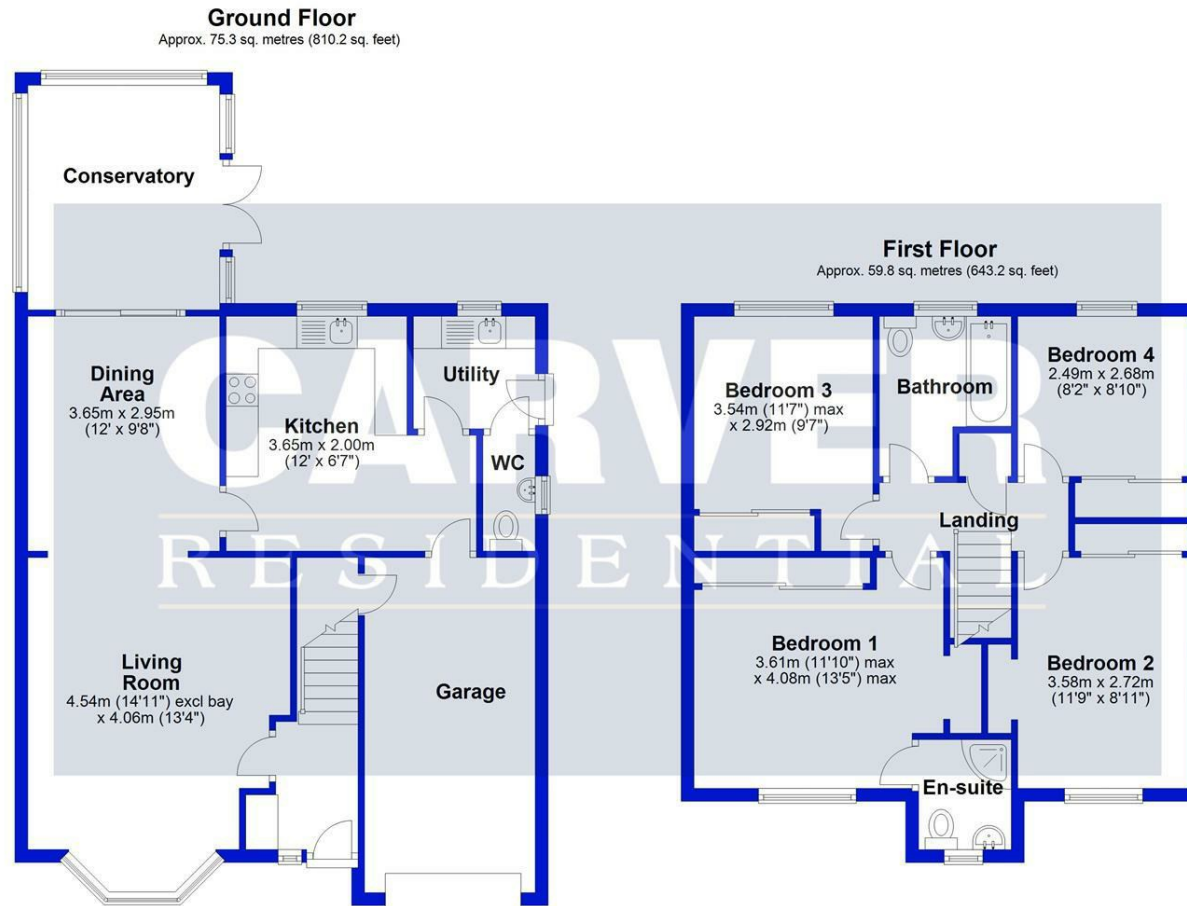
Tenure: Freehold

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

Double glazing


Local Authority: Darlington Borough Council (Tax Banding E)





Total area: approx. 135.0 sq. metres (1453.4 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>66</b>	
England & Wales		EU Directive 2002/91/EC	
			

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MAB 6202



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