



Chain free and ready for a new family!

Located in a quiet no through road in Barlby drive, Darlington, this delightful semi-detached house offers space, comfort and convenience. With three well-proportioned bedrooms, master enjoying benefits of ensuite, this property is ideal for families or those seeking extra space. With formal lounge to the front and a spacious open plan kitchen diner to the rear providing ample room for relaxation and entertainment leading out into the private rear garden, ideal when friends come to visit or watching over the kids whilst you cook up a storm in the kitchen!

The house features two bathrooms, ensuring that morning routines run smoothly for everyone. The layout is thoughtfully designed being a modern 10 year home to maximise space and functionality, catering to modern living needs.

For those with vehicles, the property has off street parking for two vehicles, a valuable asset in today's busy world. The location is not only peaceful but also conveniently situated near local amenities, schools, and transport links, an excellent choice for both families and professionals alike.

This semi-detached house on Barlby drive is a wonderful opportunity for anyone looking to settle in a welcoming community. With its spacious interiors and practical features, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your new home.





- Chain free Semi detached modern home
- 2 Reception rooms, formal lounge and open plan kitchen diner
- Private garden to rear
- 3 Bedrooms
- 2 Bathrooms, family and ensuite with further W/C downstairs
- Off street parking for 2 vehicles

GENERAL INFORMATION:

Tenure: Freehold

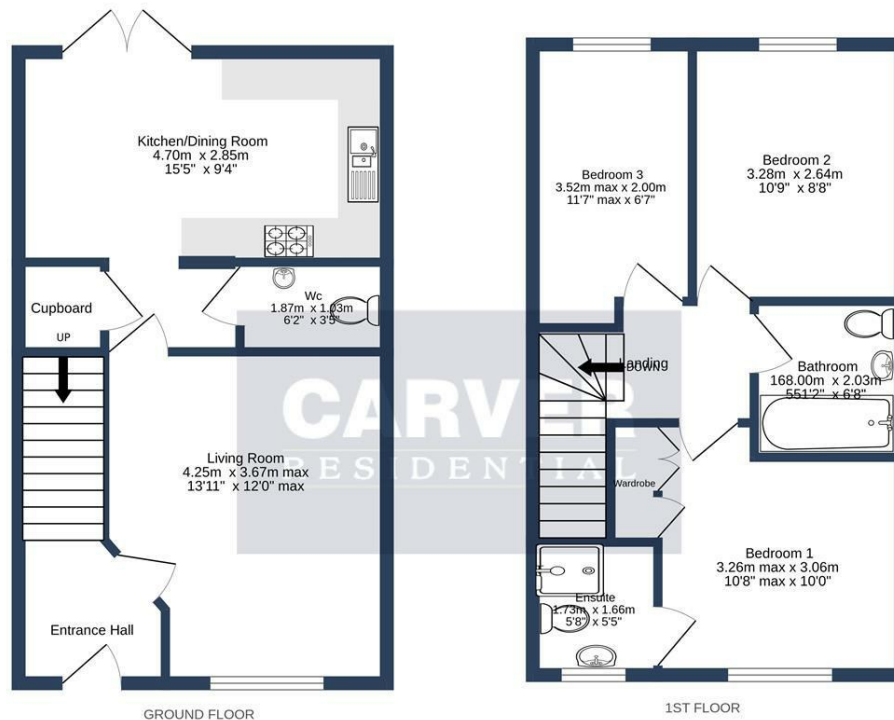
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

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BARLBY DRIVE, DARLINGTON. DL3 0QD.

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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		
(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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MAB 6202



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