



country properties  
village properties  
town homes  
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Hartford Road  
Darlington, DL3 8HF

**Price £375,000**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL



Stunning imposing DETACHED property, located within what is considered to be one of the best areas of Darlington's WEST END within walking distance to excellent schooling. As soon as you enter the inviting reception hallway with feature original parquet flooring, it is hard not to notice the light and airy feel this home has to offer, offering period features throughout with contemporary neutral décor, there is a well appointed living room with feature LOG BURNER, a separate dining room/fourth BEDROOM, the kitchen/breakfast room having been refitted with quality units and centre island, together with useful pantry, and double doors opening to the rear SOUTH FACING garden perfect for entertaining, also having a useful utility and former GARAGE which could easily be converted to its former self.

To the first floor is a spacious landing THREE double bedrooms and family bathroom/WC  
Externally there are mature beautiful gardens, together with DRIVEWAY and former garage, twin side access opens to the rear with sun terrace to enjoy the summer sun.







- STUNNING HOME
- DETACHED MATURE PROPERTY
- NEUTRAL DECOR THROUGHOUT
- THREE/FOUR BEDROOMS (DINING ROOM)
- INTERNAL VIEWING IS THE ONLY WAY TO APPRECIATE THIS HOME
- LOCATED WITHIN THE WEST END
- FOREVER FAMILY HOME
- READY TO MOVE INTO
- CHARM & CHARACTER THOUGHOUT
- CORNER SITED GARDENS

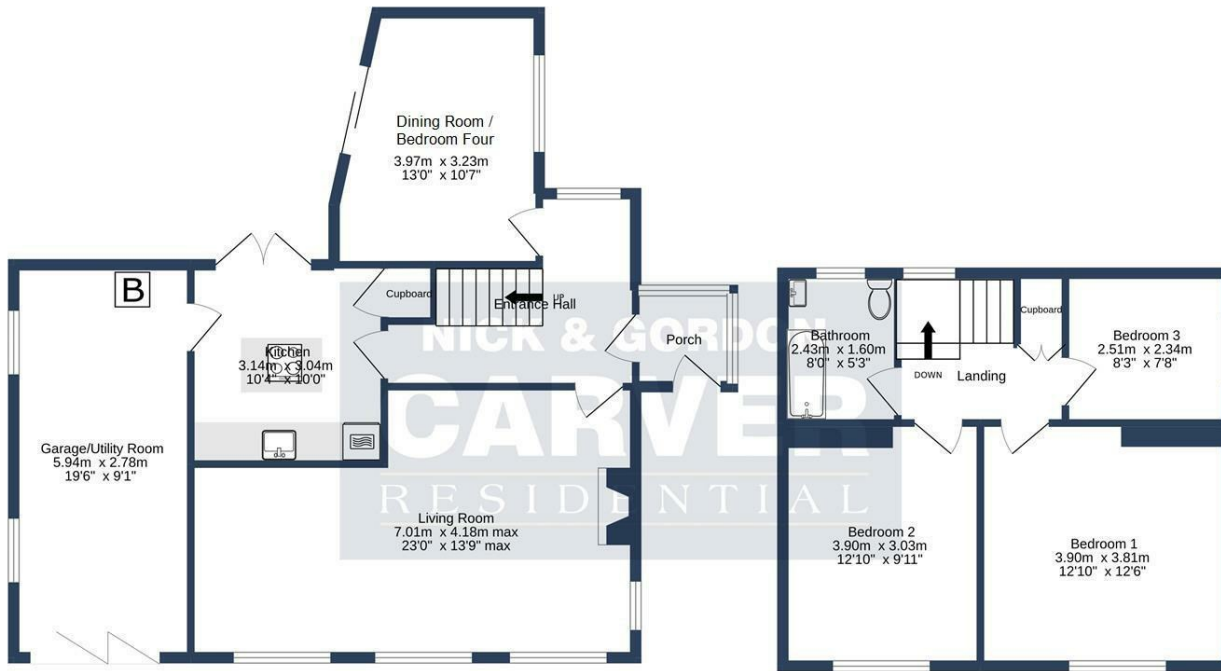
#### **GENERAL INFORMATION**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)



GROUND FLOOR  
75.9 sq.m. (817 sq.ft.) approx.

1ST FLOOR  
42.3 sq.m. (455 sq.ft.) approx.

HARTFORD ROAD, DARLINGTON. DL3 8HF.

TOTAL FLOOR AREA: 118.2 sq.m. (1272 sq.ft.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(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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