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Coniscliffe Road,  
Darlington, DL3 8AL

**Offers in the region of £350,000**

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

A beautifully presented, larger style three bedroom semi detached home within the West End of Darlington. This fine home has been fully upgraded by the owners to include the creation of an open plan kitchen/dining room with bi-folding doors overlooking the rear garden. The internal layout briefly comprises large entrance hallway, formal reception room with open fire, open plan kitchen/dining room, separate utility room, downstairs WC and integral store (former garage which is no reduced in size to allow for the downstairs WC). The first floor landing gives access to three bedrooms and modern family bathroom. Externally, there is off street parking alongside the front garden and to the rear there is a large lawned garden with patio area and BBQ area to the far end of the garden.





- STUNNING WEST END HOME
- RECENTLY UPGRADED
- UTILITY ROOM
- GARDEN AND PARKING
- OPEN FIRE IN THE MAIN RECEPTION ROOM
- DOWNSTAIRS WC

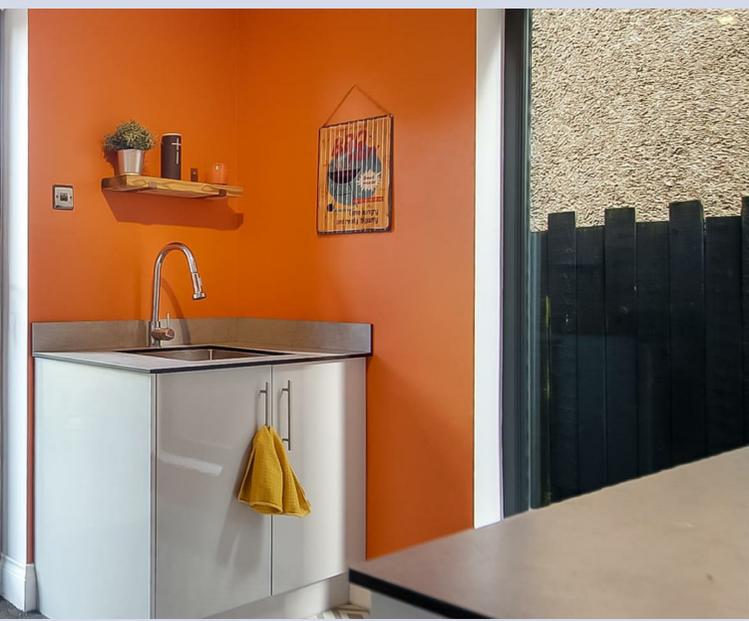
**GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)





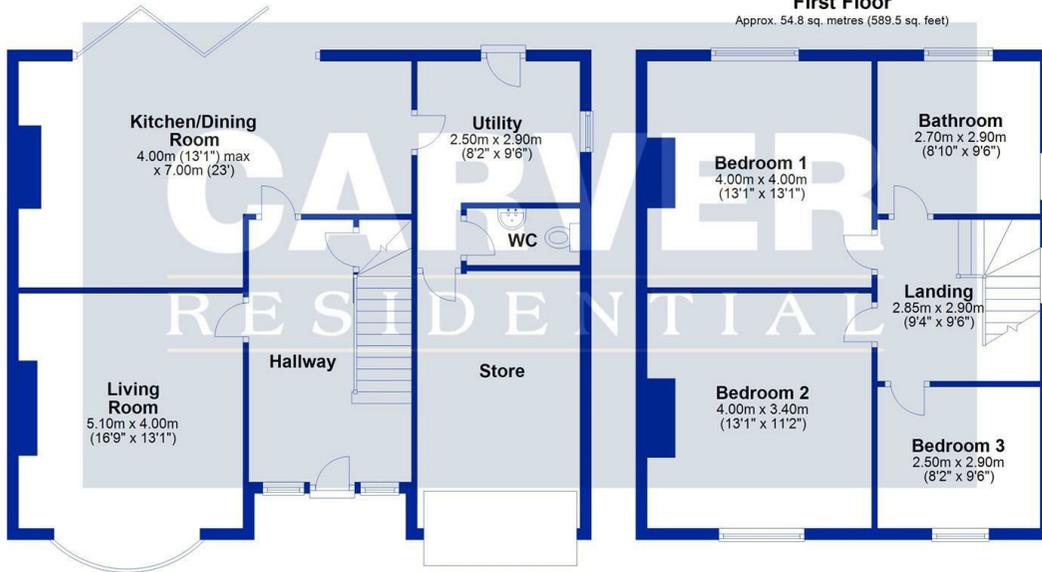




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-149	A		80
81-100	B		
61-80	C	68	
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

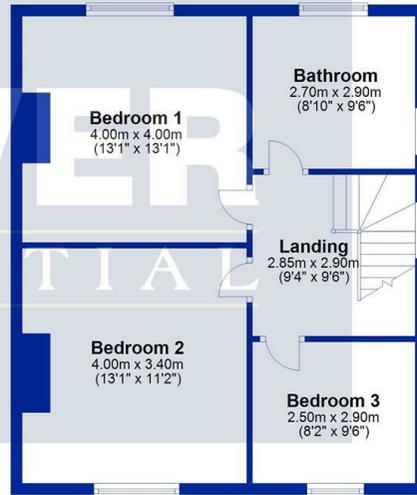
### Ground Floor

Approx. 84.0 sq. metres (904.5 sq. feet)



### First Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



Total area: approx. 138.8 sq. metres (1493.9 sq. feet)

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



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