



17, Kielder Drive,

Darlington, DL1 2BE

Asking price £170,000

House - Detached
3 Bedroom/s
1 Bathroom/s

Welcome to Kielder Drive, Darlington, this superb detached house on a larger than normal corner plot presents an excellent opportunity for first time buyers, families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The main reception room on the ground floor is inviting whilst the kitchen dining providing versatile space to meet your needs, whether for entertaining guests or enjoying quiet family time.

The house features family bathroom, convenience for all residents. Additionally, the property boasts a single garage, off parking space with electric charger point for your vehicles, a valuable asset in today's busy world.

Set in a peaceful and popular neighbourhood, this home is perfect for those seeking a comfortable lifestyle while still being within easy reach of local amenities and transport links and most importantly school nearby. The combination of space, comfort, and practicality makes this property a wonderful choice for anyone looking to settle in Darlington. Don't miss the chance to make this charming house your new home.





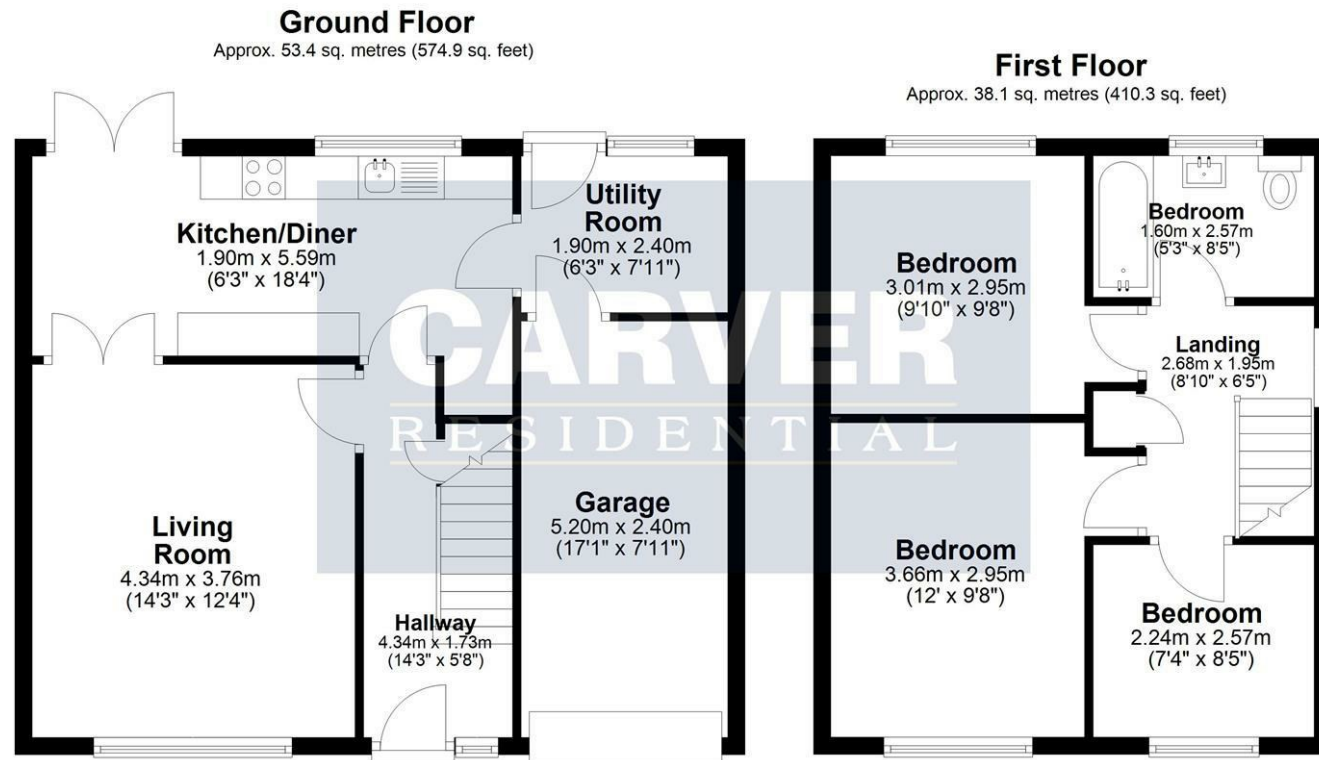
- 3 Bed Detached property
- Bigger than average corner plot
- Formal lounge
- Kitchen / Diner
- Seperate utility room
- Private rear garden
- Single garage
- Off street parking
- Close to schools and amenities

GENERAL INFORMATION:
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding C)









Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
100-120 kWh/m²/yr A		
81-100 kWh/m²/yr B		
69-80 kWh/m²/yr C		
55-68 kWh/m²/yr D		
46-54 kWh/m²/yr E		
39-45 kWh/m²/yr F		
31-38 kWh/m²/yr G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total area: approx. 91.5 sq. metres (985.2 sq. feet)
17 Kielder Drive, Darlington

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