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Barnes Road
Darlington, DL3 9BH
Offers in the region of £275,000

House - Detached



An extended detached house offering well-proportioned and surprisingly spacious accommodation, situated in the ever-popular Mowden area of Darlington. The property occupies a convenient position close to local shops and schools and offers a particularly practical layout with good-sized reception rooms and useful family space.

The accommodation begins with an entrance porch leading into the entrance hallway, with a useful cloakroom/W.C. There is a good-sized lounge, together with a separate dining room featuring French doors opening onto the rear garden. A further family room provides additional flexibility and could be used for a variety of purposes according to individual requirements. The kitchen is of a good size and is fitted with a range of floor and wall units.

To the first floor are three bedrooms, comprising two good-sized double bedrooms and a single bedroom, together with a bathroom which has been refitted with a white suite.

Outside, the property has lawned gardens to both the front and rear. The rear garden provides a pleasant private outdoor space, with a patio area and summerhouse, making it well suited to sitting out and entertaining during the warmer months. A garage and large driveway provide excellent off-street parking.

A spacious and versatile detached family home in a popular residential area, with the benefit of an extension, good-sized gardens, garage and ample parking.



- Extended well proportioned detached family home
- Good size lounge separate dining room and a family room
- Downstairs w.c.
- Refitted bathroom
- Garage and large driveway
- Flexible accommodation conveniently located
- Larger kitchen with floor and wall units
- Three bedrooms two doubles and a single
- Lawned gardens rear with a summerhouse and lovely patio

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

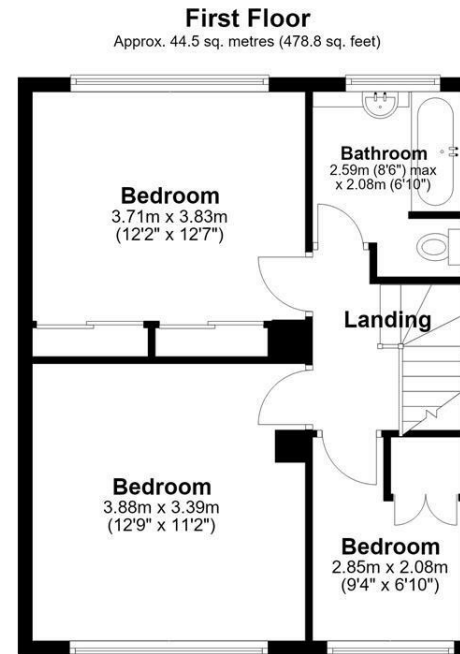
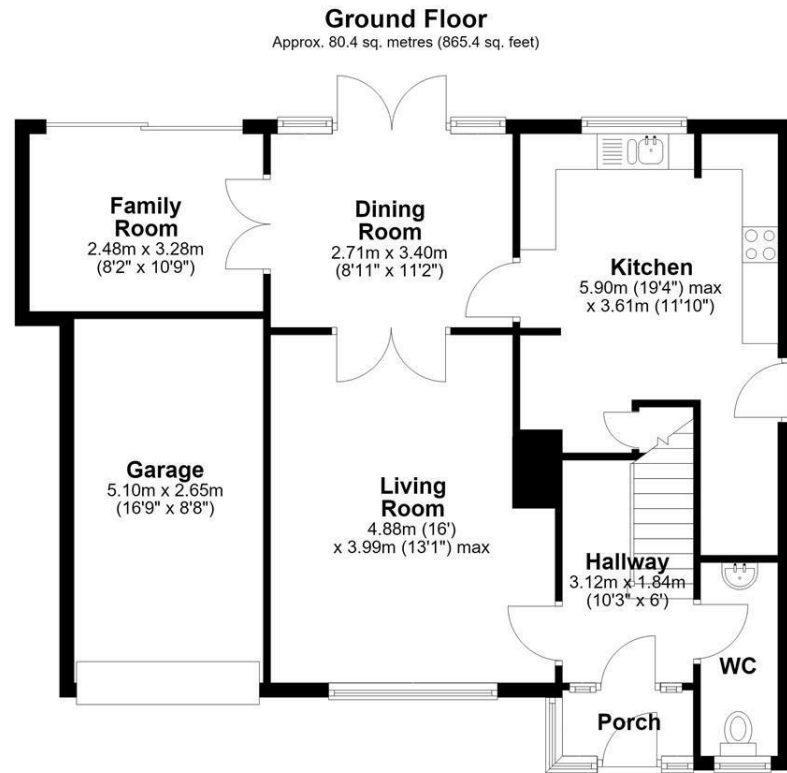
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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)





Total area: approx. 124.9 sq. metres (1344.2 sq. feet)
14 Barnes Road, Darlington

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	70	77
	EU Directive 2002/91/EC	

Property size taken from EPC
1184.00 sq ft

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