



Welcome to this charming property located in the well-regarded area of Blackwell, Darlington, within walking distance to west end schooling. This mature semi-detached house boasts a spacious layout with welcoming hallway, two reception rooms, and also having the advantage of a conservatory, and large kitchen/breakfast room offering ample space for entertaining guests or spending time with family.

With three good sized bedrooms, and family bath/shower room/WC, this property provides the perfect setting for a growing family or those in need of extra space. The large drive and garage are ideal for parking your vehicles securely and conveniently, ensuring you never have to worry about finding a parking spot again.

Situated in a sought-after location, this property offers not only a comfortable living space but also a sense of community and convenience, within walking distance of excellent schooling. Don't miss out on the opportunity to make this house your home and enjoy all the benefits of living in this wonderful home.





- NO ONWARD CHAIN
- WEST END LOCATION
- MATURE ESTABLISHED GARDENS
- SUITED TO THE FAMILY BUYER
- WELL REGARDED AREA
- TWO RECEPTION ROOMS
- DRIVE AND GARAGE

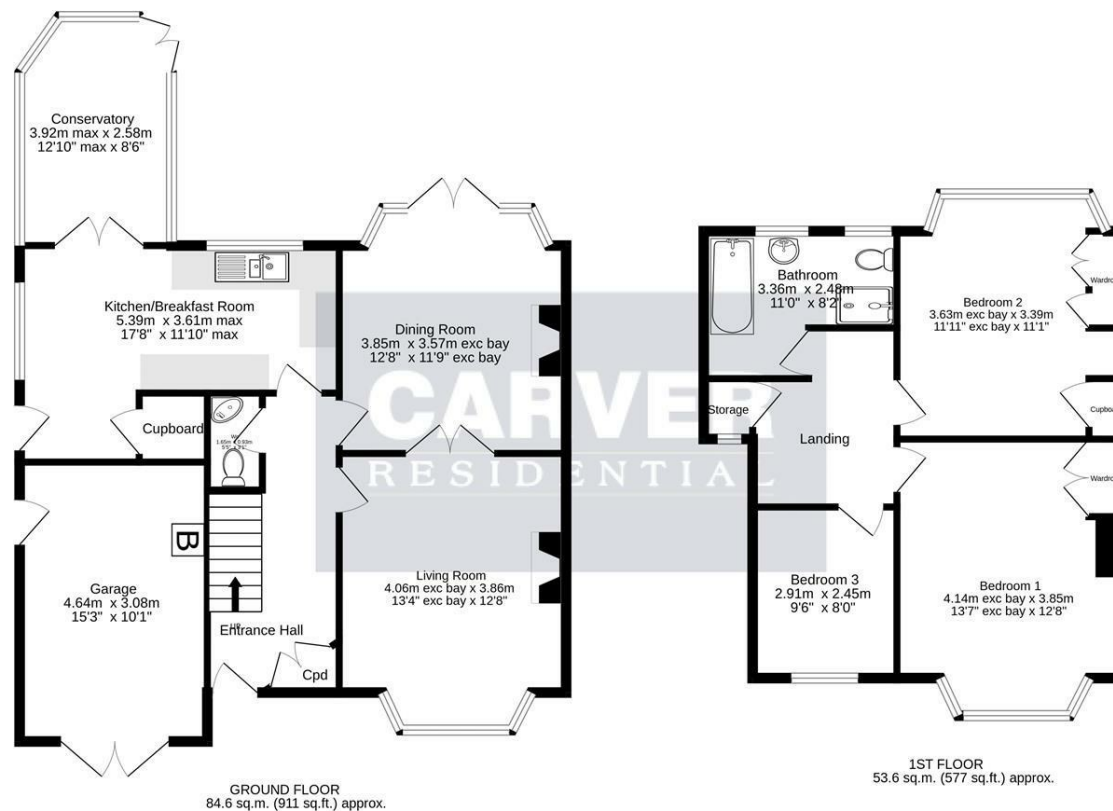
GENERAL INFORMATION:


Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		79
(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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