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Edinburgh Drive  
Darlington, DL3 8BD

**Offers in the region of £340,000**

House - Detached  
3 Bedroom/s  
2 Bathroom/s

Welcome to this stunning property located on Edinburgh Drive in Darlington! This modern detached house boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your family. With 3 spacious bedrooms, there's plenty of room for everyone to have their own space.

The property features 2 bathrooms, ensuring convenience and comfort for all residents. One of the highlights of this home is the ample parking space making hosting gatherings or having multiple cars a breeze..The property also offers a study room perfect for anyone working from home, and a useful utility room. Situated in a desirable location, this property offers both convenience and tranquillity. Whether you're looking for a peaceful retreat or a place to call home close to amenities, and walking distance to excellent schools , also benefitting from west facing rear garden, this house has it all. Offered for sale with no onward chain.

Don't miss out on the opportunity to make this beautiful property your own. Contact us today to arrange a viewing and take the first step towards owning your dream home on Edinburgh Drive!





- NO ONWARD CHAIN
- WITHIN WALKING DISTANCE TO EXCELLENT SCHOOLS
- DECEPTIVELY SPACIOUS INTERNALLY
- EXTENSIVE DRIVEWAY ALLOWING OFF ROAD PARKING
- EN-SUITE TO MASTER BEDROOM
- WELL REGARDED WEST END LOCATION
- EXTENDED TO THE REAR
- STUNNING OPEN PLAN KITCHEN WITH ISLAND & INTERGRATED APPLIANCES.
- MUCH IMPROVED FAMILY HOME

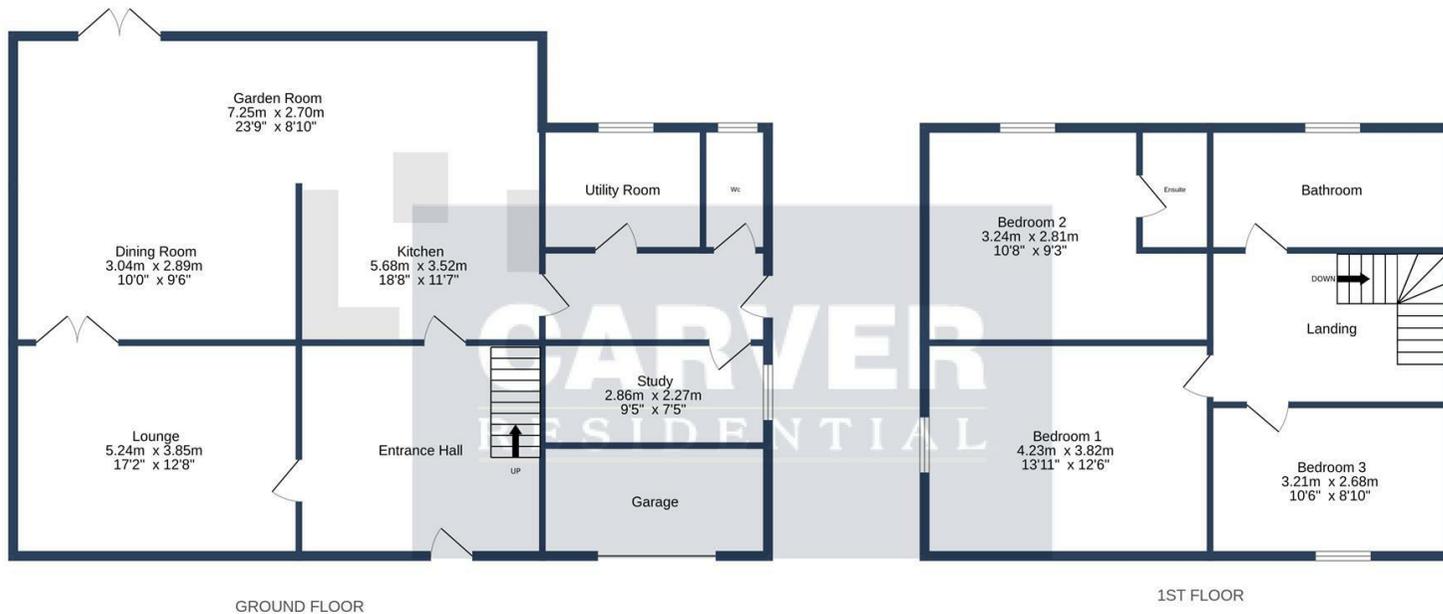
**GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)



EDINBURGH DRIVE, DARLINGTON. DL3 8BD.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		70	81

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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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