



Tucked away within this highly desirable WEST END cul-de-sac location, we are delighted to offer for sale this impressive DETACHED family home, situated on a sizeable plot this is a home for all the family to enjoy, having a large private enclosed rear garden, a perfect place to enjoy and entertain family and friends.

Once inside the welcoming hallway, you will notice the well proportioned rooms, two formal reception rooms, a large kitchen/breakfast room, with integrated appliances, and granite working surfaces ,also having French doors opening to bring the outside in. To the first floor is a landing area, master bedroom with en-suite with walk-in shower, four further bedrooms and family bathroom/WC. Externally having a DOUBLE block paved driveway allowing off road parking and large garage. The rear garden is certainly an added feature, with patio and summerhouse.

Linwood Grove is located within the heart of the WEST END, and is within easy access of transport links and well regarded schools.





- IMPRESSIVE FAMILY HOME
- GENEROUS PROPORTIONS
- CUL-DE-SAC LOCATION
- FIVE BEDROOMS MASTER WITH EN-SUITE
- PRIME WEST END LOCATION
- WALKING DISTANCE TO EXCELLENT SCHOOLING
- EXTENSIVE DRIVEWAY AND GARAGE
- EARLY VIEWING WILL IMPRESS THE DISCERNING BUYER.

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

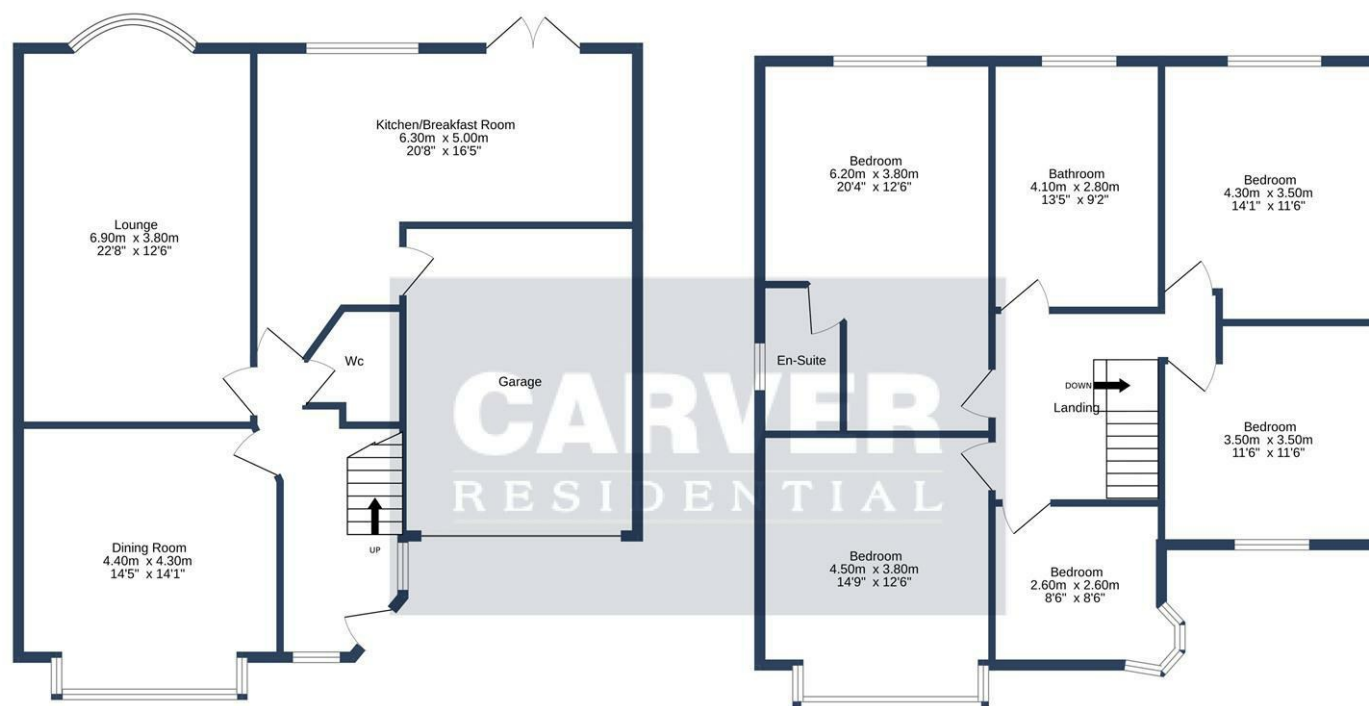
Local Authority: Darlington Borough Council (Tax Banding F)











GROUND FLOOR
94.1 sq.m. (1013 sq.ft.) approx.

1ST FLOOR
94.3 sq.m. (1015 sq.ft.) approx.

LINWOOD GROVE, DARLINGTON, DL3 8DP.

TOTAL FLOOR AREA : 188.4 sq.m. (2028 sq.ft.) approx.

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) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(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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