



Welcome to this charming terraced house located on Eldon Street in the heart of Darlington. This traditional home stands out with its unique layout, offering more than the typical two up/two down configuration, this home has 'three' well-proportioned bedrooms, perfect for families or those seeking extra space. The master bedroom is particularly appealing, featuring its own en-suite bathroom for added convenience and privacy.

The ground floor boasts an open plan living area, creating a warm and inviting atmosphere ideal for both relaxation and entertaining. The modern kitchen is designed with functionality in mind. Additionally, the family bathroom is stylishly appointed, ensuring comfort for all.

Outside, the property features an easy maintenance yard, beautifully finished with AstroTurf. This outdoor space provides a perfect setting for enjoying the fresh air without the hassle of extensive gardening.

This delightful home on Eldon Street combines traditional charm with modern living, making it an excellent choice for anyone looking to settle in Darlington. Don't miss the opportunity to make this lovely property your own.

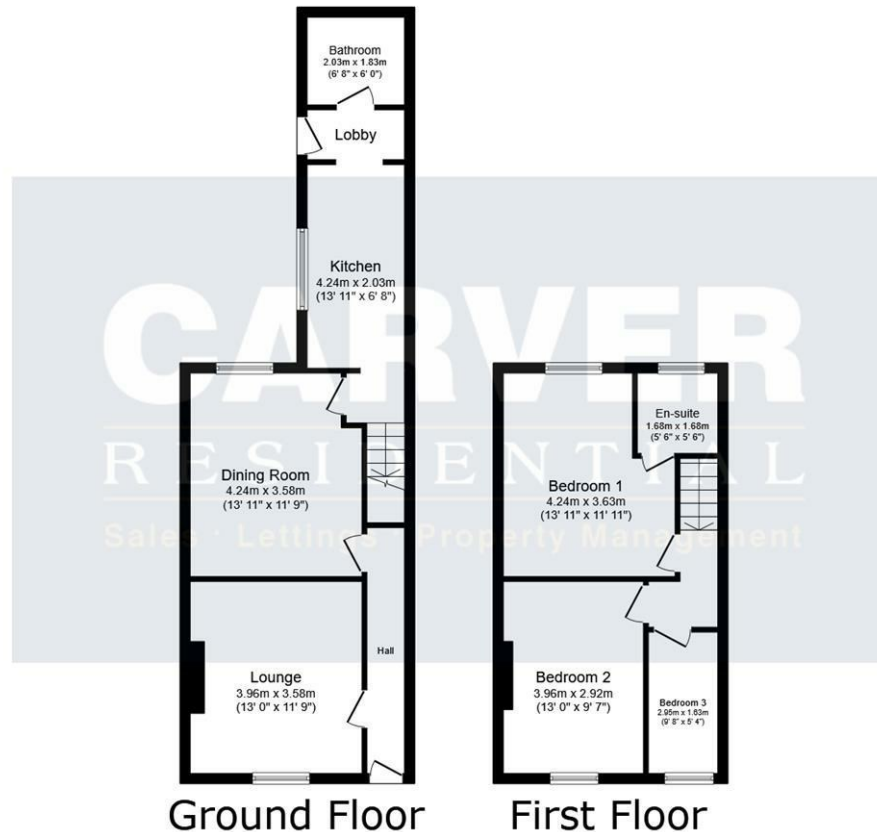




- Three bedroom mid terraced property
- Open plan living
- Low maintenance yard
- Master bedroom with ensuite
- Modern Kitchen

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





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
101-120 kWh/m ² /year A		85
81-100 kWh/m ² /year B		
61-80 kWh/m ² /year C	69	
41-60 kWh/m ² /year D		
21-40 kWh/m ² /year E		
1-20 kWh/m ² /year F		
1-20 kWh/m ² /year G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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