



**Barnes Road**

Darlington DL3 9DX

**Offers Over £230,000**







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# Barnes Road

## Darlington DL3 9DX



- Three Bedroom Detached Property
- Conservatory
- Close to Schools and Amenities

- Mowden Location
- Corner Plot with Generous Gardens
- Council Tax Band D

- No Onward Chain
- Off Street Parking & Garage
- Epc Rating tbc

Situated in the desirable Mowden area of Darlington, this three-bedroom detached house on Barnes Road presents an excellent opportunity for those seeking a family home with potential. Positioned on a prime corner plot, the property boasts two spacious reception rooms with the addition of a conservatory.

The house features three well-proportioned bedrooms, providing ample accommodation for a growing family or guests. While the property requires some updating, it offers the exciting possibility to extend, allowing you to tailor the home to your specific needs and preferences (subject to necessary planning permissions).

Externally, you will find front, side and rear gardens alongside a driveway and garage for convenient off-street parking. The location is particularly appealing, with easy access to local schools and amenities, making it an ideal choice for families.

With no onward chain, this property is ready for you to make it your own. Whether you are looking to invest in a home with potential or seeking a comfortable family residence, this detached house on Barnes Road is a must-see.

### Entrance Porch

Door to front and glazed panel, space for cloaks and access to front door.

### Entrance Hall

Door to front, staircase to first floor landing and radiator.

### Lounge

15'11 x 12'01 (4.85m x 3.68m)

Double glazed window to front, gas fire and radiator. Double doors to dining room.

### Dining Room

8'10 x 10'02 (2.69m x 3.10m)

Double glazed window and doors to rear and radiator.

### Kitchen

7'11 x 10'11 (2.41m x 3.33m)

Double glazed window to rear, wall, base and drawer units, stainless steel sink, space for a cooker. Access to conservatory.

### Conservatory

10'06 x 7'02 (3.20m x 2.18m)

Door to rear, part Upvc, and part glazed.

### First Floor Landing

Double glazed window to side and storage cupboard housing hot water tank.

### Bedroom One

12'09 x 11'06 (3.89m x 3.51m)

Double glazed window to front, double storage cupboard and radiator.

### Bedroom Two

9'11 x 11'06 (2.74m x 3.35m x 3.51m)

Double glazed window to rear, double storage cupboard and radiator.

### Bedroom Three

9'02 x 6'10 (2.79m x 2.08m)

Double glazed window to rear and wall mounted heater.

### Bathroom

Double glazed window to rear, panelled bath, wash hand basin and part tiled walls.

### Separate W.C

Double glazed window to side and w.c.

### Externally

To the front and side there are wrap around gardens areas, off street parking and access to garage.

To the rear is an enclosed garden with lawn and patio area.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,372

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.09 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

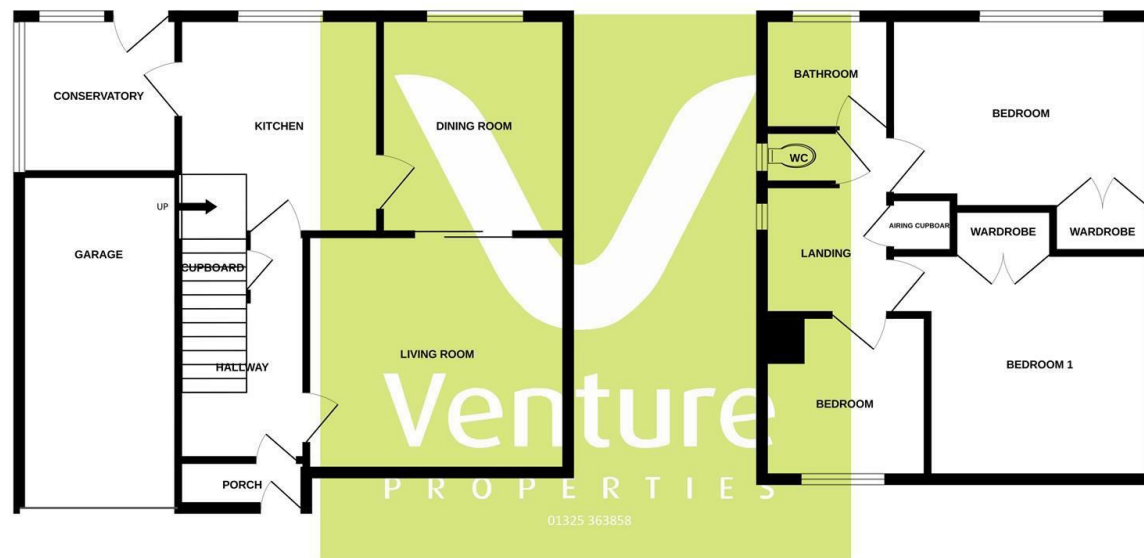
### Note

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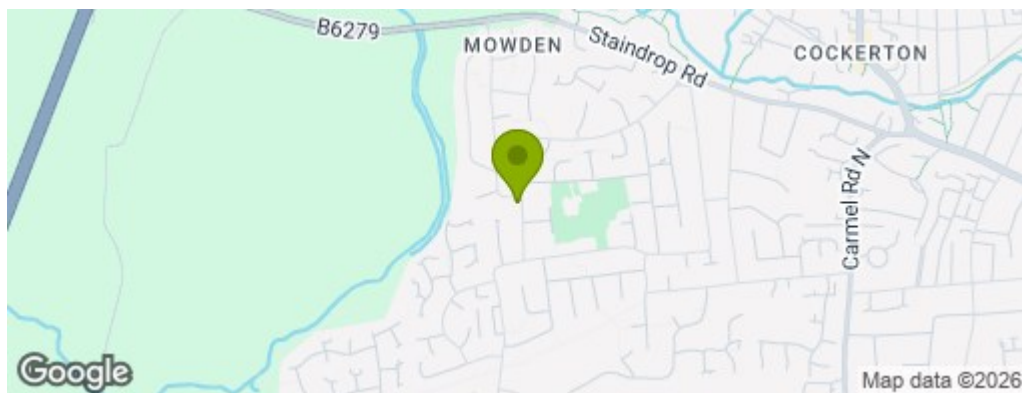


GROUND FLOOR

1ST FLOOR



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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## Property Information

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