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ESTATE AGENTS

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9 EAMONT DRIVE, DARLINGTON, DL2 2BT

Offers In The Region Of £175,000

We are delighted to present to the market this well presented semi-detached family home, offering deceptively spacious and well-planned accommodation throughout. Ideally positioned in a pleasant setting overlooking a greenbelt area, the property provides an excellent opportunity for families and buyers seeking a comfortable home in a desirable location.

The accommodation briefly comprises an entrance hall with stairs rising to the first floor, a generous under-stairs storage cupboard and a convenient ground floor WC. The lounge enjoys a pleasant outlook and leads through to a fitted kitchen with dining area, featuring French doors opening into the conservatory. The conservatory benefits from air conditioning, creating a versatile and comfortable additional living space suitable for year-round use.

To the first floor, the master bedroom benefits from an en-suite shower room, complemented by two further well-proportioned bedrooms and a family bathroom.

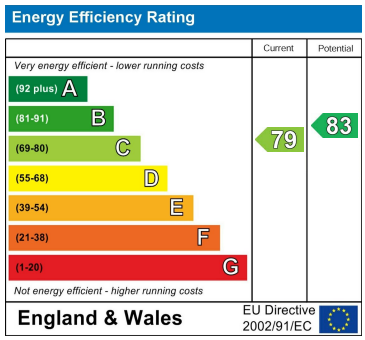
LOUNGE
14'2" x 10'5" (4.34m x 3.19m)

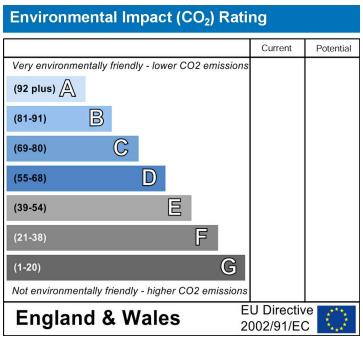
KITCHEN/DINER
17'6" x 9'9" (5.35m x 2.98m)

BEDROOM ONE
10'7" x 9'10" (3.23m x 3.02m)

BEDROOM TWO
10'7" x 8'4" (3.25m x 2.55m)

BEDROOM THREE
8'4" x 6'6" (2.55m x 2m)





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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NAEA National Association of Estate Agents
The Property Ombudsman