



26 GREENMOUNT ROAD, DARLINGTON, DL3 8EP

£335,000

Situated in the prestigious West End of Darlington and set within beautifully maintained gardens, we are delighted to offer for sale this mature three-bedroom semi-detached residence, providing spacious and well-balanced family accommodation.

The property benefits from gas central heating and double glazing throughout. The accommodation briefly comprises: a spacious and welcoming reception hallway, featuring a bespoke original-style oak balustrade staircase leading to the first floor. To the front of the property is a pleasant, light and airy lounge with a double-glazed bay window. To the rear, there is a further sitting room/dining room with double doors opening directly onto the rear garden. The property also boasts a thoughtfully extended oak kitchen, with a door providing access to the side patio garden.

To the first floor is a light and spacious landing area with a double-glazed window to the side aspect. There are three bedrooms, two of which are generous doubles



LOUNGE
15'00 x 14'02 (4.57m x 4.32m)

DINING ROOM/SITTING ROOM
16'01 x 11'08 (4.90m x 3.56m)

EXTENDED KITCHEN/DINING
25'00 x 11'06 (7.62m x 3.51m)

BEDROOM ONE
15'01 x 11'09 (4.60m x 3.58m)

BEDROOM TWO
12'05 x 12'03 (3.78m x 3.73m)

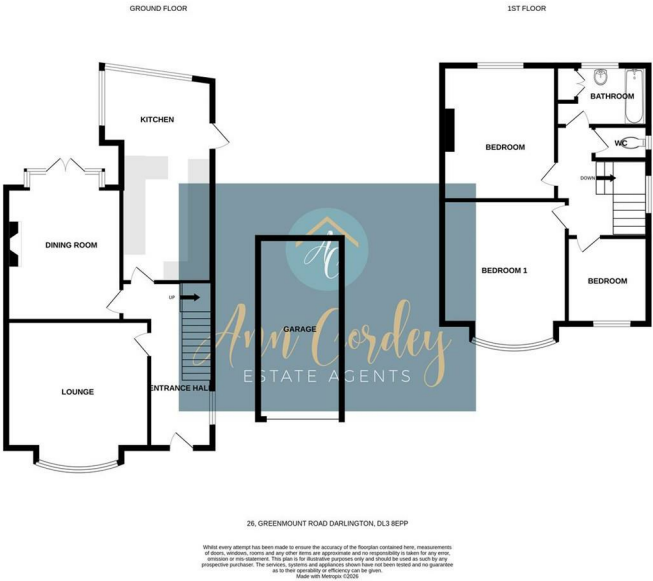
BEDROOM THREE
8'5 x 8'2 (2.57m x 2.49m)

BATHROOM
8'8 x 6'5 (2.64m x 1.96m)

GARAGE
13'11 x 7'10 (4.24m x 2.39m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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