



40 CARLETON DRIVE, DARLINGTON, COUNTY DURHAM, DL3 9QP

Offers In The Region Of £295,000

Situated on the sought-after Carleton Drive in Darlington, this attractive three-bedroom detached home offers spacious and versatile accommodation, ideal for family living. To the ground floor, the property features a welcoming lounge to the front and a modern, open-plan kitchen/diner to the rear, complete with sliding doors leading directly onto the garden – perfect for entertaining. A useful utility room with garden access and a cloakroom/wc complete the downstairs layout.

Upstairs, there are three well-proportioned bedrooms, two of which are comfortable doubles. The master bedroom enjoys a large front-facing window, filling the room with natural light. A family bathroom and a separate wc serve the first floor.



LOUNGE
16'10 x 12'00 (5.13m x 3.66m)

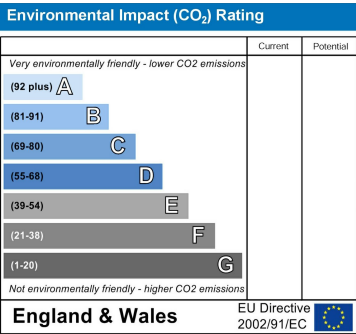
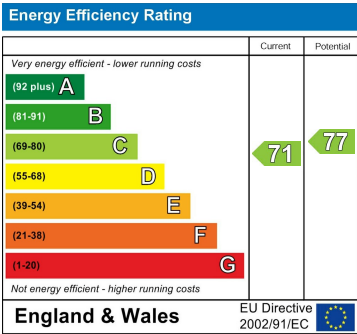
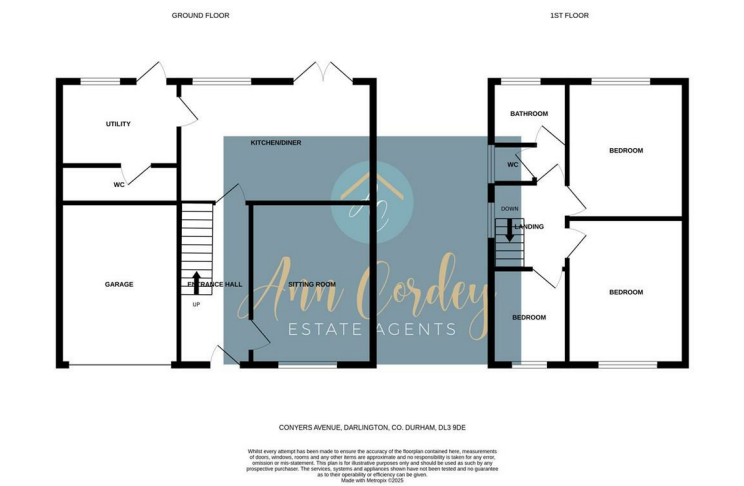
KITCHEN/DINER
18'07 x 14'10 (5.66m x 4.52m)

UTILITY
8'6 x 8'5 (2.59m x 2.57m)

BEDROOM ONE
13'06 x 11'07 (4.11m x 3.53m)

BEDROOM TWO
11'09 x 10'05 (3.58m x 3.18m)

BEDROOM THREE
10'05 x 6'11 (3.18m x 2.11m)



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

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

