



7 WESTBOURNE GROVE, DARLINGTON, COUNTY DURHAM, DL3 8LS

£350,000

The three-bedroom detached property in Westbourne Grove, Darlington, is a traditional two-story home situated in the desirable West En. The house features a white-painted exterior with a red brick base and a tiled roof, complemented by bay windows on both the ground and first floors, which enhance its character and charm. The front of the property includes a modest garden with a low brick wall, planting beds, and shrubs, while a paved driveway runs alongside the house, leading to a garage at the rear.

At the back, the property boasts a generously sized garden, which, although in need of attention, offers significant potential for landscaping. Attached to the rear of the house is a conservatory with a glass roof and wooden frames, providing additional living space and a connection to the outdoors. The garden benefits from an open aspect, looking onto a green space or field, creating a



HALLWAY

OFFICE

CLOAKS/WC

LOUNGE

DINING ROOM

KITCHEN

CONSERVATORY

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

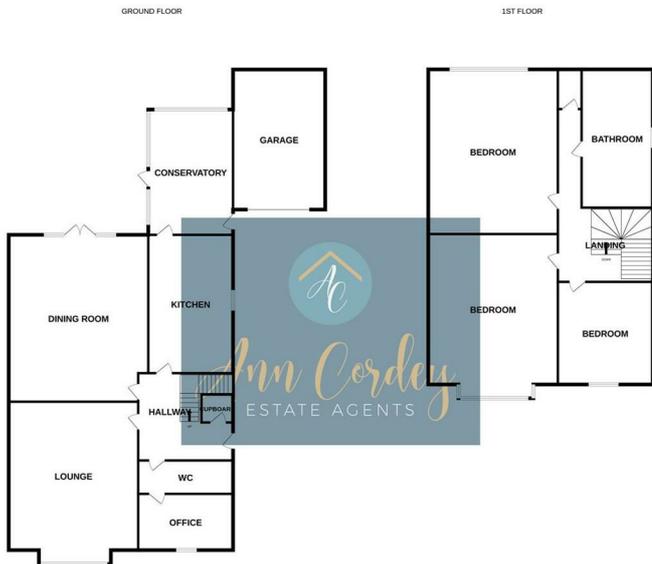
BEDROOM THREE

BATHROOM/WC

EXTERNALLY

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	



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, masses and any other items are approximate and no responsibility is taken by any vendor or estate agent. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here and herein listed and the guarantees are to our knowledge, or belief, are correct. Made with Metaplan 02/2023

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