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ESTATE AGENTS

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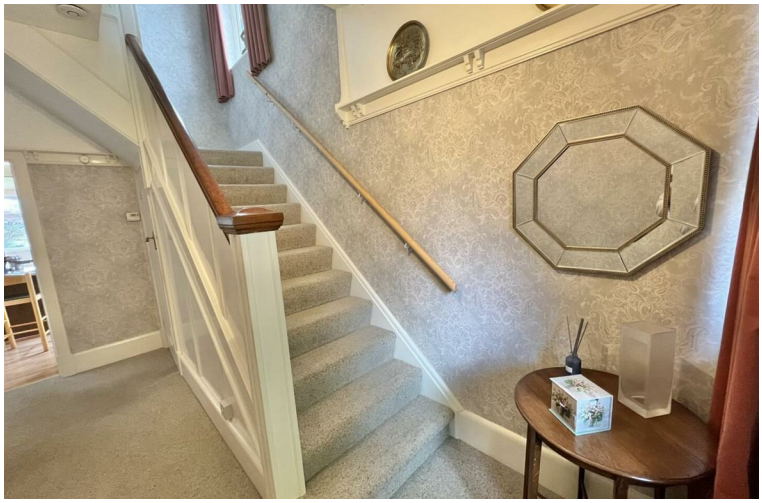
14 GREENMOUNT ROAD, DARLINGTON, DL3 8EP

Offers In The Region Of £310,000

A well-maintained and generously proportioned three-bedroom semi-detached property, situated in the highly sought-after West End of Darlington. Ideally positioned for access to a range of local amenities, reputable schooling and Darlington town centre, this attractive family home is offered to the market with the added benefit of NO ONWARD CHAIN.



GARAGE
14'09 x 8'5 (4.50m x 2.57m)

KITCHEN
17'01 x 9'5 (5.21m x 2.87m)

DINING ROOM
14'4 x 12'00 (4.37m x 3.66m)

LOUNGE
16'01 x 14'04 (4.90m x 4.37m)

W/C
7'00 x 3'01 (2.13m x 0.94m)

BEDROOM ONE
16'8 x 13'01 (5.08m x 3.99m)

BEDROOM TWO
12'10 x 10'01 (3.91m x 3.07m)

BEDROOM THREE
10'04 x 8'04 (3.15m x 2.54m)

SEPERATE WC
4'5 x 3'2 (1.35m x 0.97m)

BATHROOM
7'9 x 5'9 (2.36m x 1.75m)

The property briefly comprises an entrance hallway with staircase to the first floor and access to a useful ground floor WC, fitted with a WC and wash hand basin. To the front is a well-proportioned lounge featuring a bay window and attractive feature fireplace with electric fire. To the rear, the dining room enjoys access to the garden, while the adjoining kitchen is fitted with a range of solid wood wall, floor and drawer units, with space for appliances and a further door providing access to the rear garden.

To the first floor are three good-sized bedrooms. The principal bedroom is positioned to the front and benefits from a bay window, whilst the second bedroom overlooks the rear garden and includes fitted wardrobes and a wash basin. The family bathroom is fitted with a white suite comprising bath with overhead electric shower, with a separate WC completing the accommodation.

Externally, the property benefits from a driveway and front garden, with gated access leading to the generous rear garden. The rear garden is predominantly laid to lawn and enjoys a mature, established feel, together with a detached garage providing useful additional storage.

The West End is one of Darlington's most established and desirable residential areas, popular for its attractive mature housing, convenient town-centre access and excellent range of local amenities. Greenmount Road is particularly well placed, with regular bus services providing links towards Darlington town centre and surrounding areas, whilst the wider West End offers easy access to schools, shops, leisure facilities and South Park. Darlington railway station is also readily accessible, making the area an appealing choice for commuters and families alike.

TENURE: FREEHOLD
COUNCIL TAX BAND: D

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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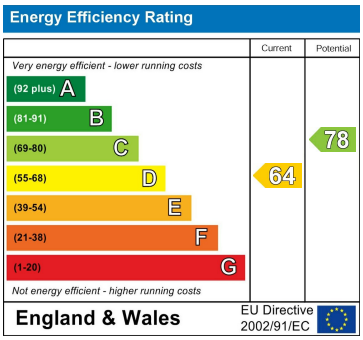

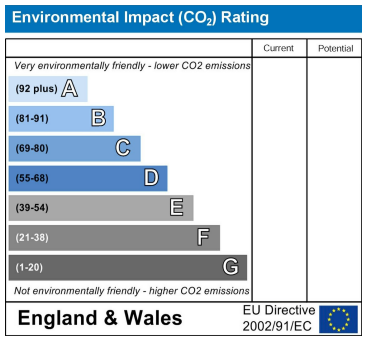

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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The Property Ombudsman