



26 GREENMOUNT ROAD, DARLINGTON, DL3 8EP

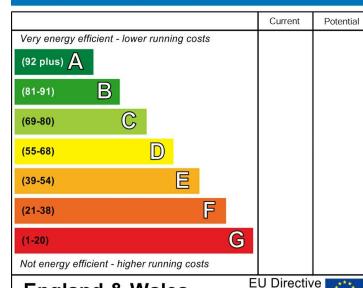
£335,000

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.

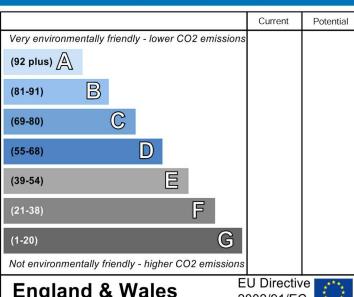
The property benefits from gas central heating and double glazing throughout. The accommodation briefly comprises: a spacious and welcoming reception hallway, featuring a bespoke original-style oak balustrade staircase leading to the first floor. To the front of the property is a pleasant, light and 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****England & Wales**

EU Directive 2002/91/EC

**Environmental Impact (CO₂) Rating****England & Wales**

EU Directive 2002/91/EC



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Whilst every care 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 inaccuracy. The floorplan is for illustrative purposes only and should not be relied upon as being accurate. The services, systems and appliances shown have not been tested and no guarantee is given that they are in working order. The floorplan is not to scale.

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