



## 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 )

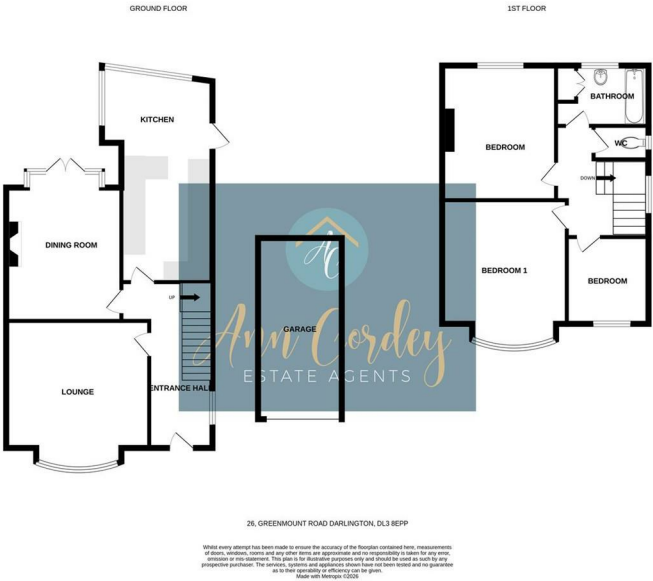
BEDROOM THREE  
8'5 x 8'2 (2.57m x 2.49m )

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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.

