



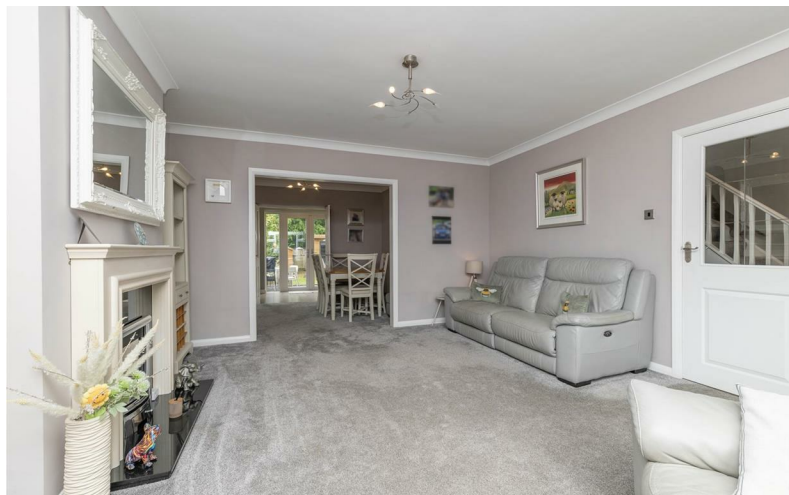
6 EDINBURGH DRIVE, DARLINGTON, DL3 8AW

Offers In Excess Of £340,000

Situated on a generous plot with ample space to both the front and rear, this three-bedroom semi-detached family home has been thoughtfully extended and is extremely well maintained throughout.

Externally, the property is accessed via double wrought iron gates, with a hedge to the front providing privacy from the road. There is ample off-street parking for multiple vehicles, with the additional option of rear parking accessed via gates. The enclosed rear garden is bordered by fencing and features a patio area, lawn, and a purpose-built garden room located at the bottom of the garden. The garden room benefits from light, power, double glazing, and insulation, and is currently used as a bar, making it an ideal entertaining space.

Internally, the property is immaculately presented and briefly comprises: entrance hallway, lounge, dining room, and an extended L-shaped kitchen fitted with a range of units and integrated appliances. There is also a useful ground floor WC. To the first floor are three well-proportioned bedrooms and a family bathroom/WC, comprising a bath with overhead shower, WC, and hand basin.



LOUNGE
14'11" x 14'5" (4.57 x 4.40)

DINING ROOM
11'8" x 8'10" (3.57 x 2.71)

KITCHEN
19'0" x 9'9" (5.81 x 2.99)

BREAKFAST AREA
10'2" x 6'6" (3.10 x 1.99)

GARAGE
14'10" x 7'10" (4.53 x 2.41)

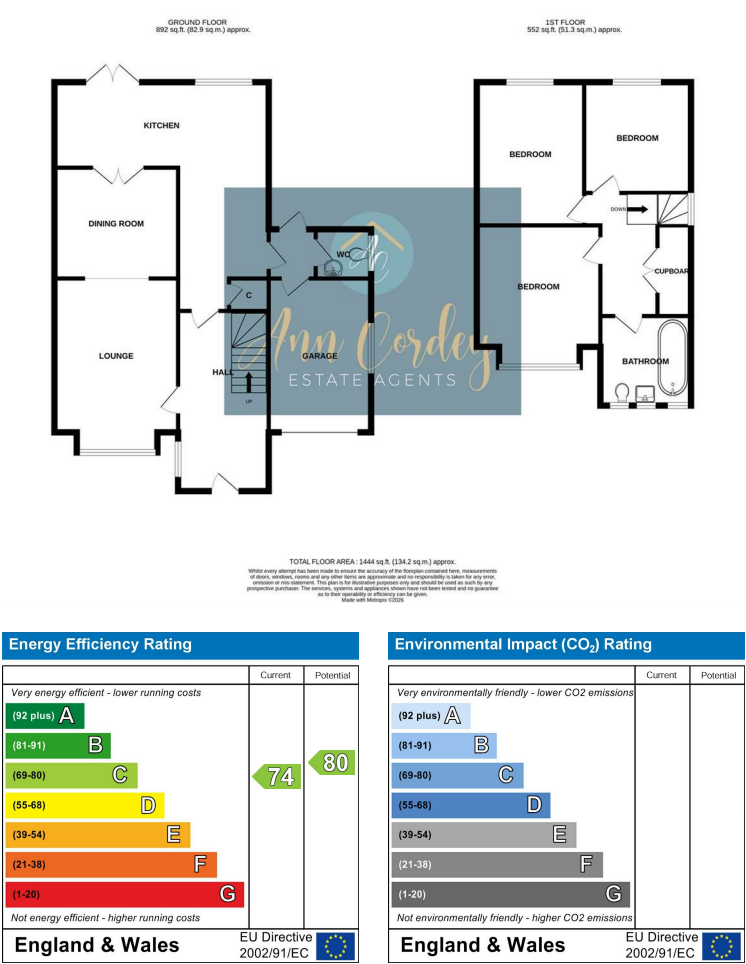
WC
4'1" x 3'10" (1.25 x 1.19)

BEDROOM ONE
13'7" x 11'0" (4.15 x 3.37)

BEDROOM TWO
12'9" x 11'9" (3.89 x 3.60)

BEDROOM THREE
9'11" x 9'9" (3.03 x 2.98)

BATHROOM
8'1" x 5'9" (2.47 x 1.76)



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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