



Staindrop Road, Darlington, DL3 9AH
3 Bed - House - Semi-Detached
£250,000

Council Tax Band: D
EPC Rating:
Tenure: Freehold



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Staindrop Road, DL3 9AH

** MATURE SEMI DETACHED HOUSE **. ** THREE BEDROOMS **. ** PART EXCHANGE PROPERTY **. ** SOUGHT AFTER LOCATION **. ** OPEN ASPECT TO THE FRONT **. ** LONG DRIVE & 25' GARAGE **. ** SOUTH FACING REAR GARDEN **

We are pleased to offer for sale a mature three bedroom semi detached house located on Staindrop Road in the sought after Mowden area of Darlington.

Enjoying a lovely open aspect to the front, this attractive property benefits from a long driveway providing off street parking, along with well maintained gardens to both the front and rear. The rear garden is south facing and low maintenance and a real sun trap, ideal for outdoor relaxation or entertaining in the warmer months.

The property is competitively priced for a quick sale and viewing is highly recommended. An excellent family home in a great location close to local shops, Cockerton Village, The Mowden public house and restaurants, regular bus services and excellent schools for all age groups.

With the benefit of gas central heating and double glazing the accommodation briefly comprises: large Entrance Hallway, ground floor Cloakroom/ wc, Lounge with bay window and feature fireplace, separate Dining Room with bay window, feature fireplace and French doors to the rear garden, fitted Kitchen with tiled flooring and integrated dishwasher, Landing with access to a part boarded loft, three Bedrooms - two with quality fitted wardrobes and a large fully tiled Wet Room/ wc.

GROUND FLOOR

Entrance Hall
14'2 x 9'0

Cloakroom/ wc
4'2 x 4'0

Lounge
15'4 into bay x 11'8 into alcoves

Dining Room
15'2 into bay x 11'8 into alcoves

Kitchen
8'10 x 8'10 increasing to 12'8

FIRST FLOOR

Landing

Bedroom 1
15'10 x 11'8

Bedroom 2
12'6 x 11'8

Bedroom 3
8'10 x 7'10

Wet Room/ wc
8'10 x 8'8

OUTSIDE

Garage
25'4 x 10'4









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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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