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Woodland Road  
Darlington, DL3 7PZ

**Offers in the region of £425,000**

House - Semi-Detached  
4 Bedroom/s  
2 Bathroom/s

Occupying a pleasing position, within the choicest of locations, with views to Holy Trinity Church to the front, and within easy walking distance of the town Centre.

This impressive double fronted semi-detached home retains many period features throughout all adding to the charm and character this family home has to offer. As soon as you enter the stunning hallway you will notice the return staircase, feature herringbone parquet flooring, and you will know that this is no ordinary home, offering two reception rooms, recently refitted kitchen with stunning granite work surfaces together with quality units and range oven, a handy utility room and cloaks/WC. To the first floor there are FOUR good sized bedrooms and family bathroom with Villeroy and Boch suite together with separate WC.

Externally the property is approached via an extensive DRIVEWAY, allowing off road parking for several vehicles, and GARAGE. Mature established well maintained gardens to both the front and rear, the large rear garden is perfect for all the family to enjoy.





- RETAINING MANY PERIOD FEATURES
- WALKING DISTANCE TO THE TOWN CENTRE
- REFITTED QUALITY KITCHEN
- HANDY UTILITY & CLOAKS/WC
- MATURE ESTABLISHED LARGE REAR GARDEN

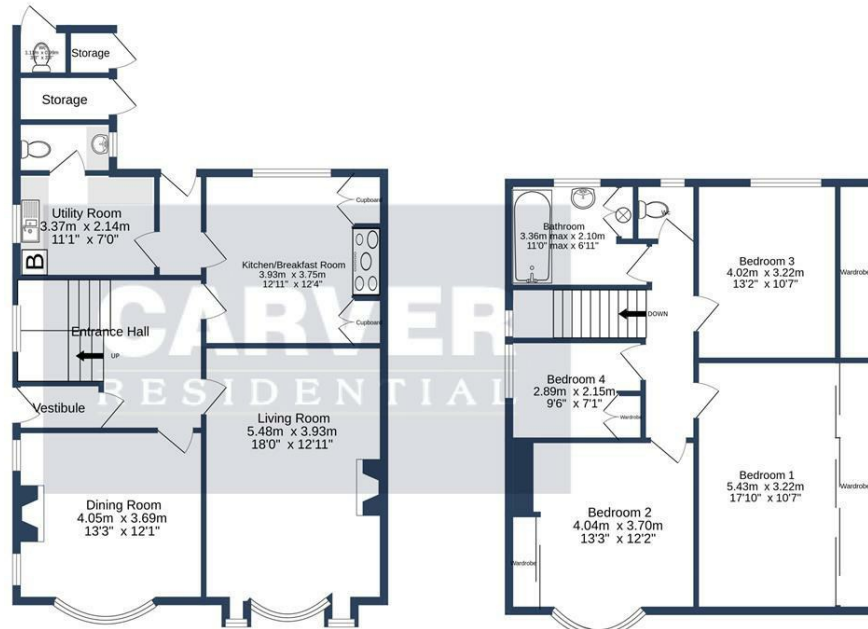
- EXPANSIVE LIVING SPACE
- ACCESS TO ALL MAJOR ROADS, RAIL AND TRANSPORT LINKS
- TWO LARGE RECEPTION ROOMS
- FOUR SIZEABLE BEDROOMS
- EARLY VIEWING WILL IMPRESS

#### **GENERAL INFORMATION:**

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Local Authority: Darlington Borough Council (Tax Banding D)



GROUND FLOOR  
98.0 sq.m. (1054 sq.ft.) approx.

1ST FLOOR  
73.0 sq.m. (786 sq.ft.) approx.

WOODLAND ROAD, DARLINGTON. DL3 7PZ.

TOTAL FLOOR AREA : 171.0 sq.m. (1840 sq.ft.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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MAB 6202



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