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West Auckland Road,  
Darlington, DL3 0LF

**Offers in the region of £189,950**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s

An impressive, extended three bedroom semi detached home with a spacious rear garden with a west facing aspect. This fine home benefits from having easy access to the A1 North and South along with Darlington train station within a few minutes drive. The property, internally, briefly comprises entrance hallway, living room, open plan kitchen/dining/sitting space with French doors opening out onto the patio area to the rear with steps down onto the lower tier which features grass and decking area. There is off street parking and garage too.





- EXTENDED HOME
- EASY ACCESS TO A1 NORTH AND SOUTH
- WEST FACING REAR GARDEN
- IMPRESSIVE OPEN PLAN KITCHEN//SITTING/DINING ROOM
- LARGE OUTSIDE SPACE
- OFF STREET PARKING AND GARAGE

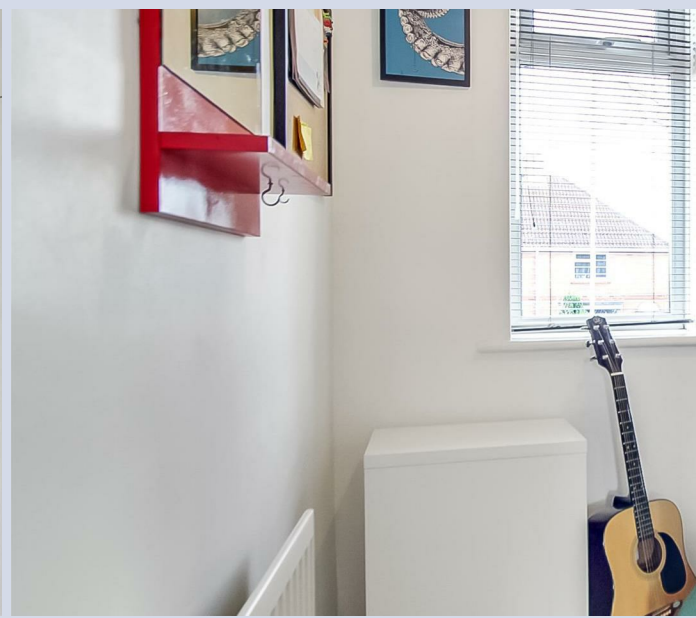
**GENERAL INFORMATION:**

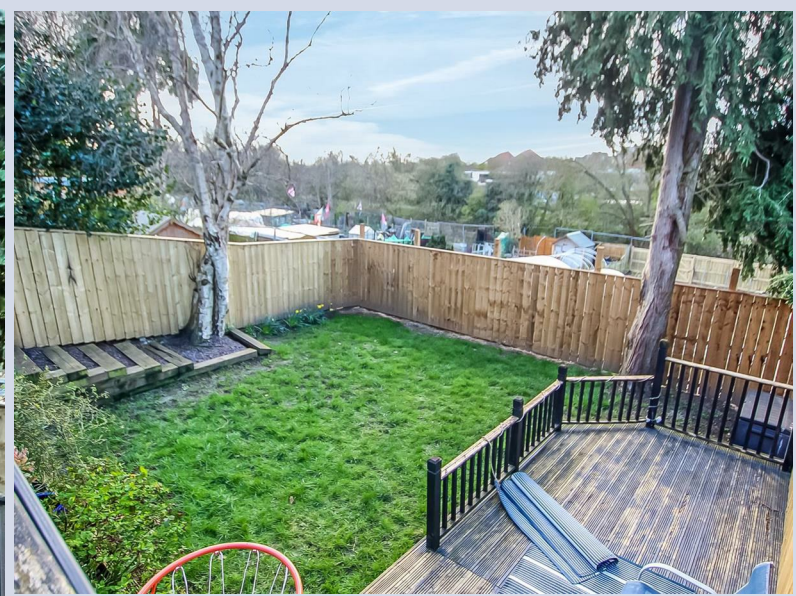
Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

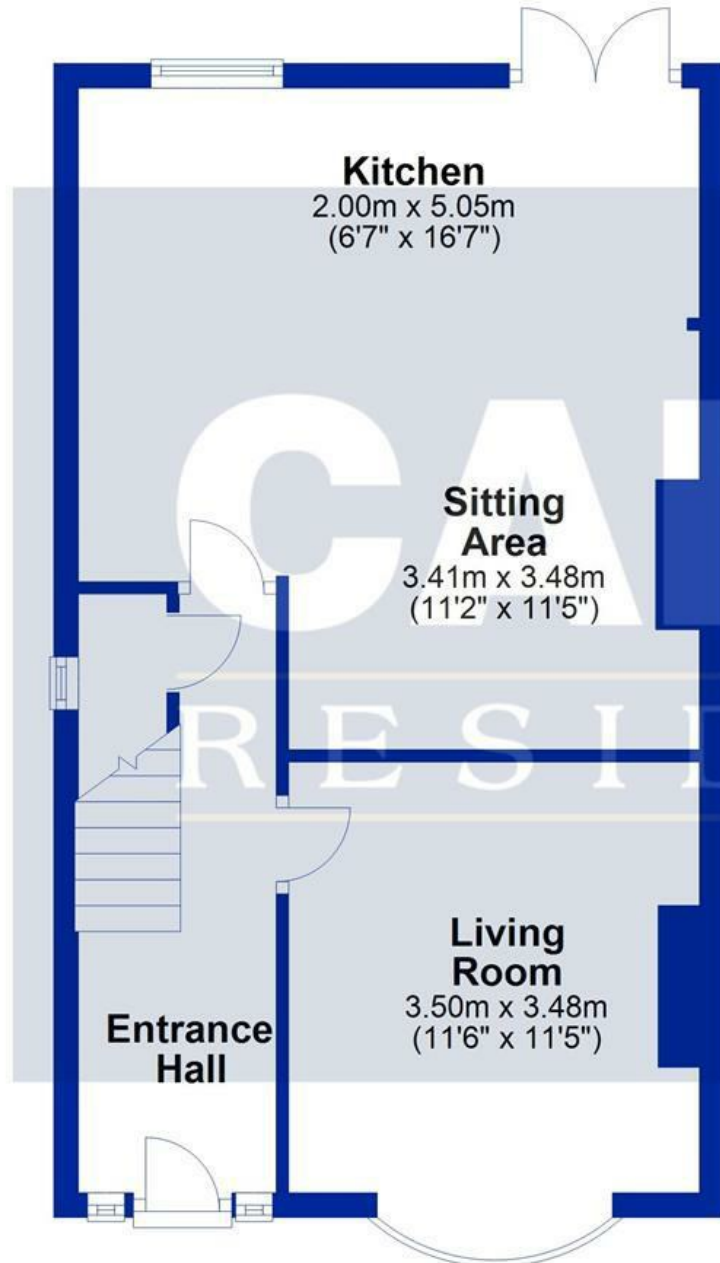






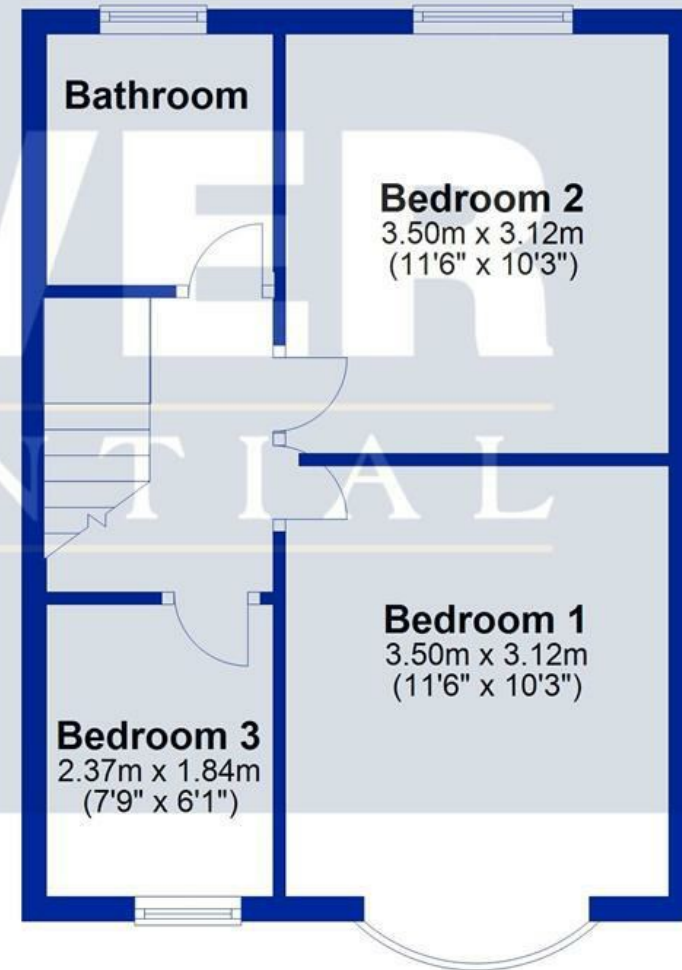
## Ground Floor

Approx. 46.6 sq. metres (501.1 sq. feet)



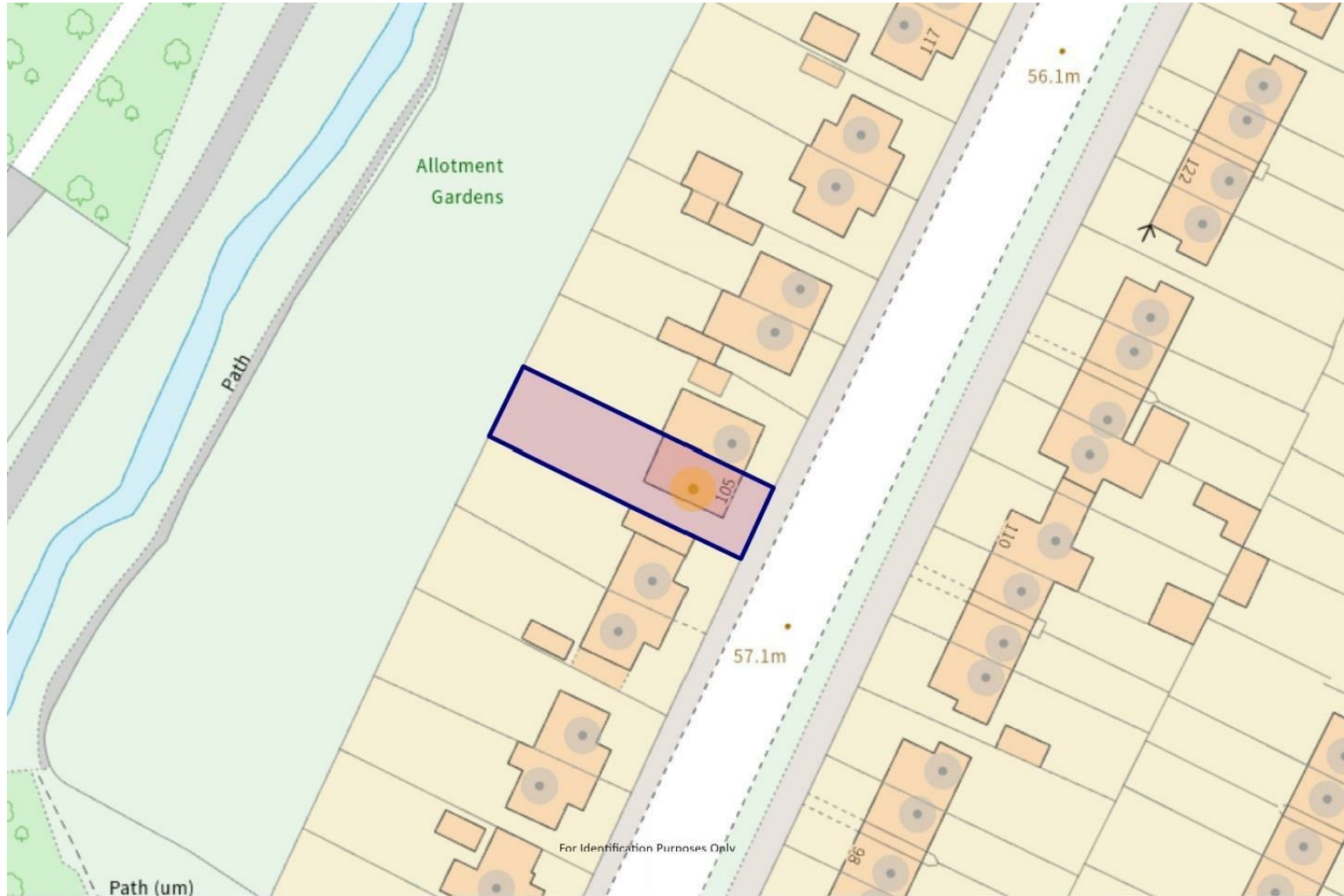
## First Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



Total area: approx. 82.5 sq. metres (888.2 sq. feet)

For identification purposes only. Not to scale.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		83
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	71	
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		

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MAB 6202



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