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Burleigh Place,

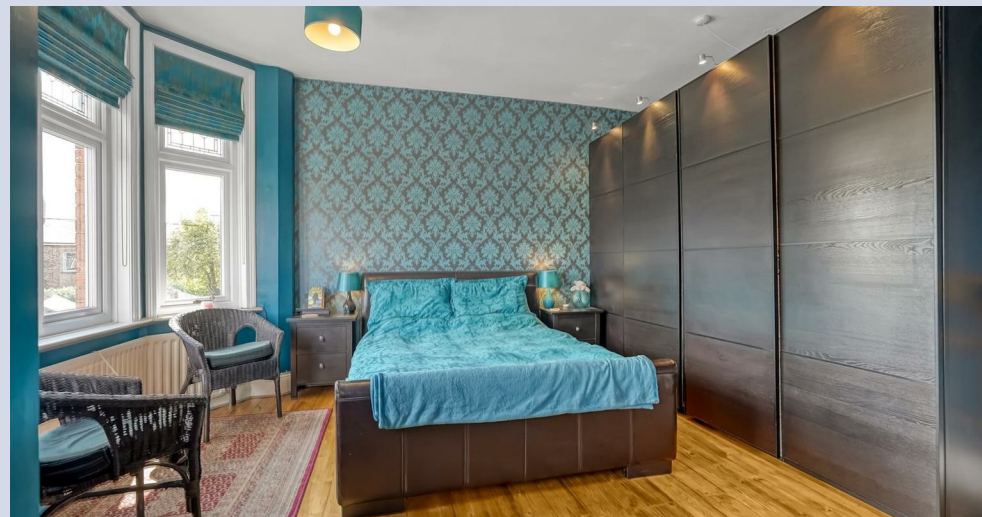
Darlington, DL3 7SR

**Offers in the region of £340,000**

House - Townhouse  
4 Bedroom/s  
2 Bathroom/s

Welcome to Burleigh Place, Darlington - a charming townhouse located in the highly sought-after west end of Darlington. This four-storey property boasts a perfect blend of modern living and traditional charm. As you step inside, you are greeted by an inviting entrance vestibule and hallway which leads to the open plan living and dining room, ideal for entertaining guests or relaxing with your family. The kitchen/breakfast room to the rear also has useful utility/pantry area along with downstairs WC - with garage/store beyond. With four bedrooms, three spread across the upper floors, there is ample space for a growing family or for those who enjoy having a home office or guest room. The lower ground floor, currently used as an office, offers versatility as it can also be utilised as a bedroom, providing flexibility to suit your needs. This property comes with the added benefit of no onward chain, making the buying process smoother and quicker for you. Don't miss out on the opportunity to own this delightful townhouse in a prime location. Contact us today to arrange a viewing and make this house your new home.



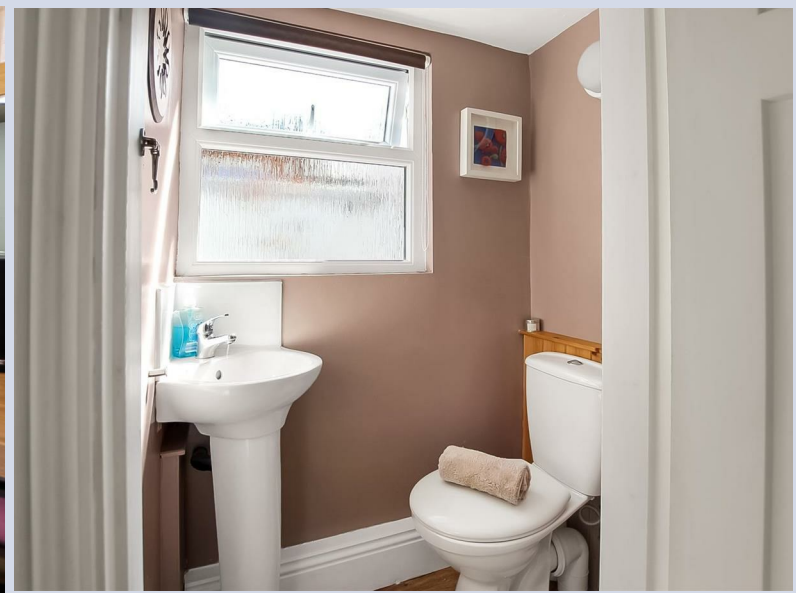
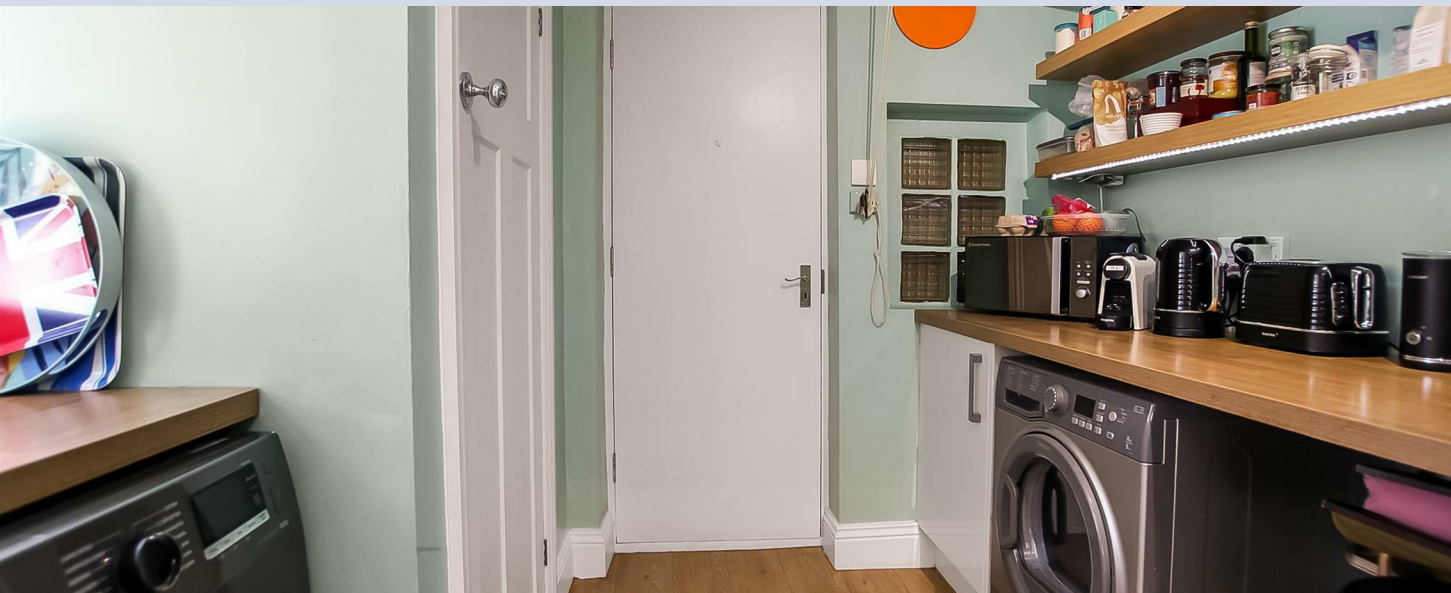


- FOUR STOREY TOWNHOUSE
- WEST END OF DARLINGTON
- EASY ACCESS TO DARLINGTON TRAIN STATION
- WEST FACING REAR YARD
- GARAGE/STORE
- LOWER GROUND FLOOR OFFICE/SNUG/BEDROOM

**GENERAL INFORMATION:**

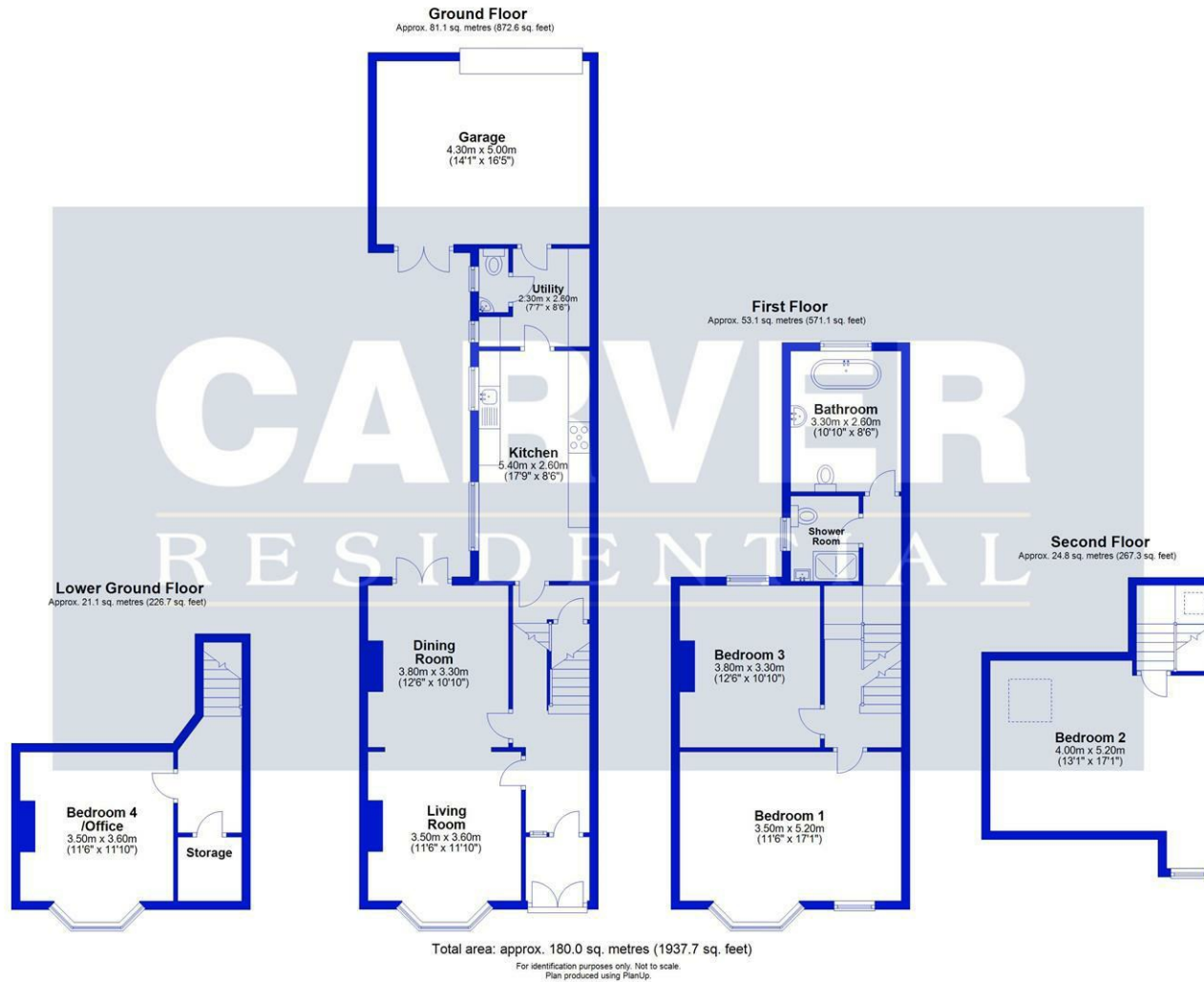
Tenure: Freehold  
Services: Gas central heating, mains electric, water and drainage.  
Local Authority: Darlington Borough Council (Tax Banding C)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-110	A		
81-100	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		63	77
		EU Directive 2002/91/EC	

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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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