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Linwood Grove  
Darlington, DL3 8DP  
**Price £425,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s



**Occupying a most pleasing position within one of the most sought after prestigious locations within the West End of Darlington, which falls within the catchment of excellent schooling. Properties within this location rarely come available onto the open market, therefore early viewing is essential.**

"Linwood Grove". A commanding home in one of Darlington best address's!! A beautiful West End property, with flexible, stylish living accommodation, retaining many period features throughout.

The accommodation comprises entrance porch with door opening into light and airy hallway with return staircase to first floor. To the ground floor there is a cloakroom/WC, large sizeable living room with feature fireplace, marble hearth and inlay and gas fire, the separate formal dining room is ideal for entertaining with French doors opening into conservatory, which is fully double glazed and having views of the private rear garden.

The kitchen/breakfast room is light and airy with quality units and granite working surfaces, range style oven with chimney style cooker hood, integrated fridge/freezer, washing machine. A rear hall gives access to the integral garage and rear private and west facing garden.

To the first floor there is a spacious landing area, master bedroom having walk in dressing room, en-suite shower room. Bedroom two is a delightful double bedroom and Bedroom three and four both have fitted mirrored wardrobes. The family bathroom with white suite and separate WC, again with underfloor heating. The landing has inset lighting and access to loft space.

Commanding a prominent corner position within the West End of Darlington there are well tended mature, established gardens to the front, side and rear. The front and side gardens are laid to lawn with mature and flowering borders, there is also a block paved driveway allowing off road parking giving access to the tandem length garage with up and over door, light, power, combination gas fired boiler, which has been annually serviced. The rear garden is most private with west facing aspect, with lawn, paved patio, borders and ideal for the summer months.

We cannot stress strongly enough the need for internal viewing as this is the only way that this property can be fully appreciated







- Located in the heart of the West End
- Flexible, versatile living accommodation
- Ready to move into order
- Suited to family occupation
- Mature established gardens
- Well placed for ease of access to shops, schools and amenities
- No onward chain

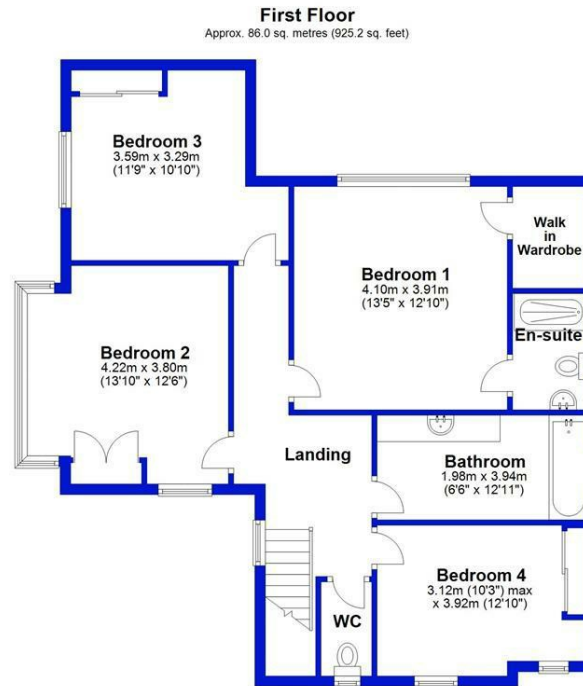
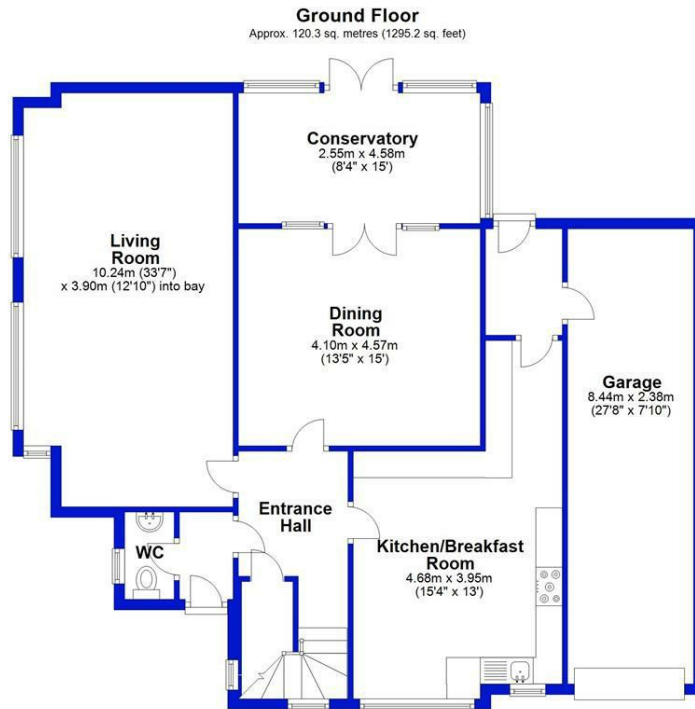
**GENERAL INFORMATION**

Tenure: Freehold

Services: Central heating, mains electric, water and drainage. Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		76
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total area: approx. 206.3 sq. metres (2220.4 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd. Plan produced using PlanUp.

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