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The Green
Dalton On Tees, Darlington, DL2 2PA
Offers over £395,000

House - Detached
4 Bedroom/s
2 Bathroom/s

An extended four bedroomed family property providing spacious and modern living space with a superb open plan kitchen / garden room. The property benefits from oil fired central heating and double glazing. The accommodation includes a spacious reception hall, cloak room / wc, large living room with multi fuel burning stove, dining room with French doors to the rear, study / office, open plan kitchen / garden room. The kitchen area is fitted with a modern range of units with integrated oven, hob, dishwasher and breakfast bar. The garden room has a large picture window, vaulted ceiling with velux windows and French doors to the rear. There is also a useful utility room. The master bedroom has fitted wardrobes and an en suite shower room. There are three further good sized bedrooms and a family bathroom. Externally there is a block paved driveway providing off street parking and access to the double garage. There is a rear garden with decked patio and lawn. The village is situated just off the A167 and has a lovely village green and public house.





- Extended four bedroomed family home located just off the village green
- Modern kitchen with integrated appliances and separate utility room
- Ground floor study / home office
- Master bedroom with en suite shower room
- Rear garden with decked patio
- Superb open plan kitchen / garden room with French doors to the rear garden
- Large living room with multi fuel burning stove
- Dining room with French doors to the rear decked patio
- Double garage with block paved driveway and electric charge point
- Excellent location for access to A167

GENERAL INFORMATION

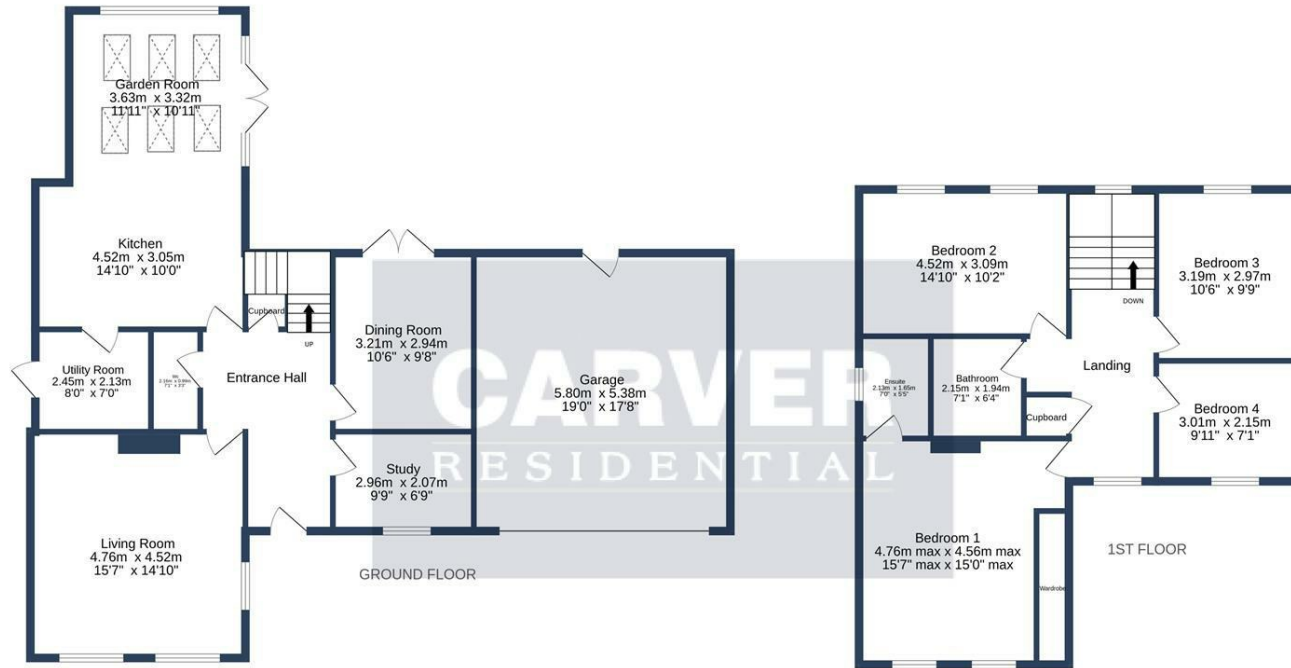
Tenure: Freehold

Services: Oil central heating, mains electric, water and drainage

Double glazing

Local Authority: North Yorkshire Band F

The property is linked to next door by the garages.



THE GREEN, DALTON-ON-TEES, DL2 2PA.

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) A			
(81-91) B			
(69-80) C			75
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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