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2, Beech Rise,  
Darlington, DL1 3TQ  
**Asking price £230,000**

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

Beech Rise, Darlington - a superb location for this stunning semi-detached townhouse. This modern 3-storey property boasts 2 reception rooms, 3 bedrooms, and 2 bathrooms, providing ample space for comfortable family living.

As you step inside, you are greeted by a modern sleek kitchen, perfect for whipping up meals for the family, and a very comfortable lounge that leads out to a delightful garden room overlooking the expansive garden. The garden not only offers a tranquil retreat but also the potential for more parking or even a double garage, subject to council approval.

The master bedroom comes with an ensuite for added convenience, while the other two double bedrooms ensure plenty of space for the whole family. The upper floor bedroom is particularly spacious, offering a versatile area that can be tailored to your needs.

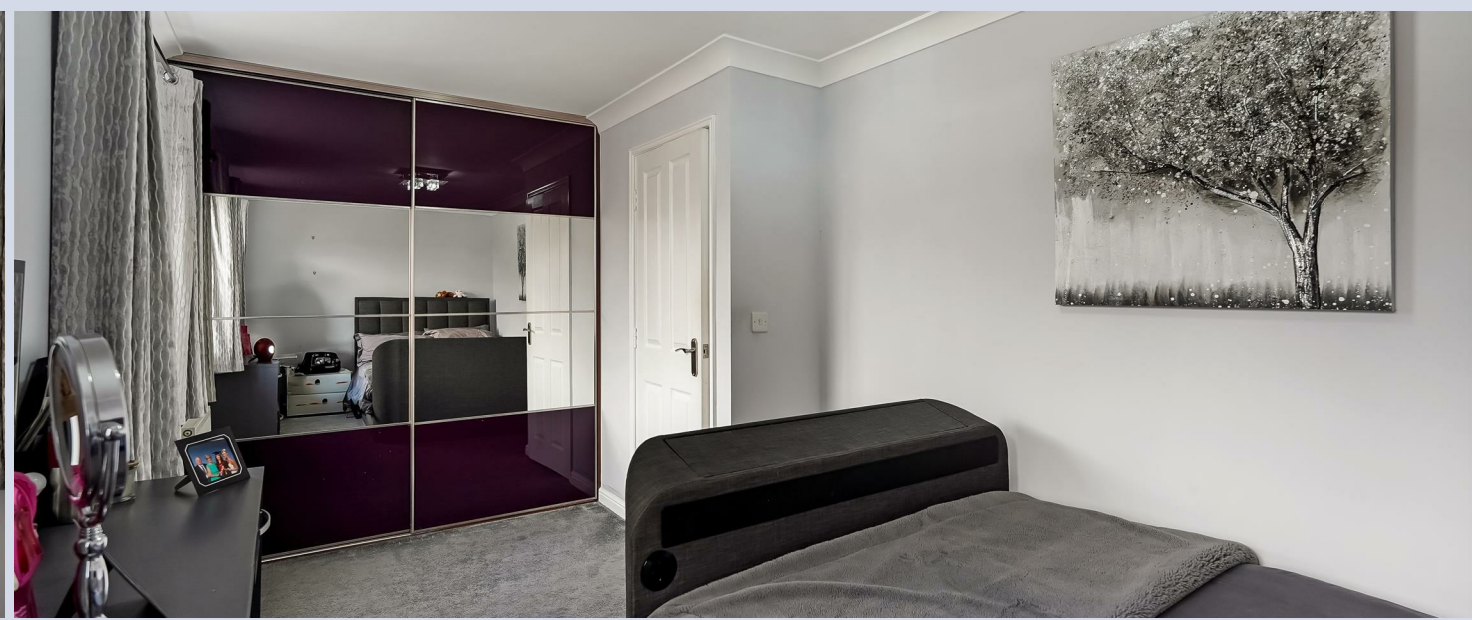
With parking space for 2 vehicles and 1 in a separate garage, this property ticks all the boxes for modern living. Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer. Book a viewing today and envision the possibilities that this property holds for you and your family.





- 3 Storey Town house
- Modern and sleek interior
- HUGE wrap around garden, fully fenced
- Large plot with room to build another Garage, subject to council approval
- Popular Haughton location
- Allocated parking
- Garden room
- 3 Bedroom, 2 Bathroom, 2 Reception rooms

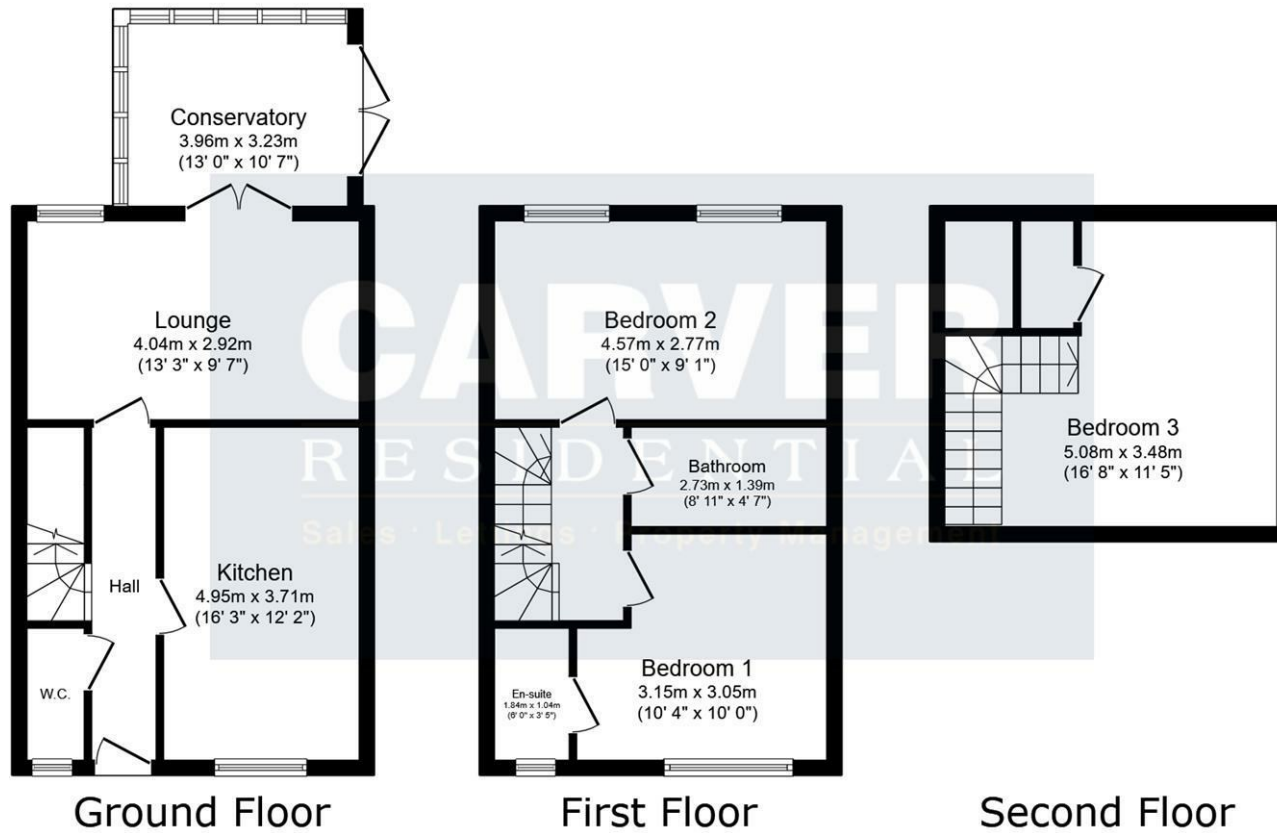
**GENERAL INFORMATION:**  
Tenure: Freehold  
Services: Gas central heating, mains electric, water and drainage.  
Double glazing  
Local Authority: Darlington Borough Council (Tax Banding C)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)	74	87
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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