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Kielder Drive  
Darlington, DL1 2BE  
**Price £155,000**

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

Nestled in the desirable area of Houghton Darlington, this modern semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample living space, making it ideal for both relaxation and entertaining.

The heart of the home is undoubtedly the re-fitted open plan kitchen and dining area, which seamlessly blends functionality with style. This space is further enhanced by a charming conservatory at the front, allowing natural light to flood in and providing a delightful spot to unwind, also a good sized living room. The first floor features a contemporary shower room with a WC, complemented by an additional separate WC for convenience. This thoughtful layout ensures that the needs of a busy household are well catered for.

Outside, the property benefits from a drive and garage, garage having the benefit of a remote garage door, providing ample parking and storage options. The mature, established gardens offer a tranquil retreat, perfect for outdoor activities or simply enjoying time with family and friends.





- POPULAR HAUGHTON LOCATION
- GOOD SIZED THREE BEDROOMED SEMI-DETACHED
- CONSERVATORY TO THE FRONT
- DRIVE & GARAGE WITH ELECTRIC REMOTE DOOR
- WITHIN EASY WALKING OF SCHOOLS AND SHOPS
- OPEN PLAN KITCHEN/DINER
- SPACIOUS LIVING ROOM
- MATURE, ESTABLISHED GARDENS

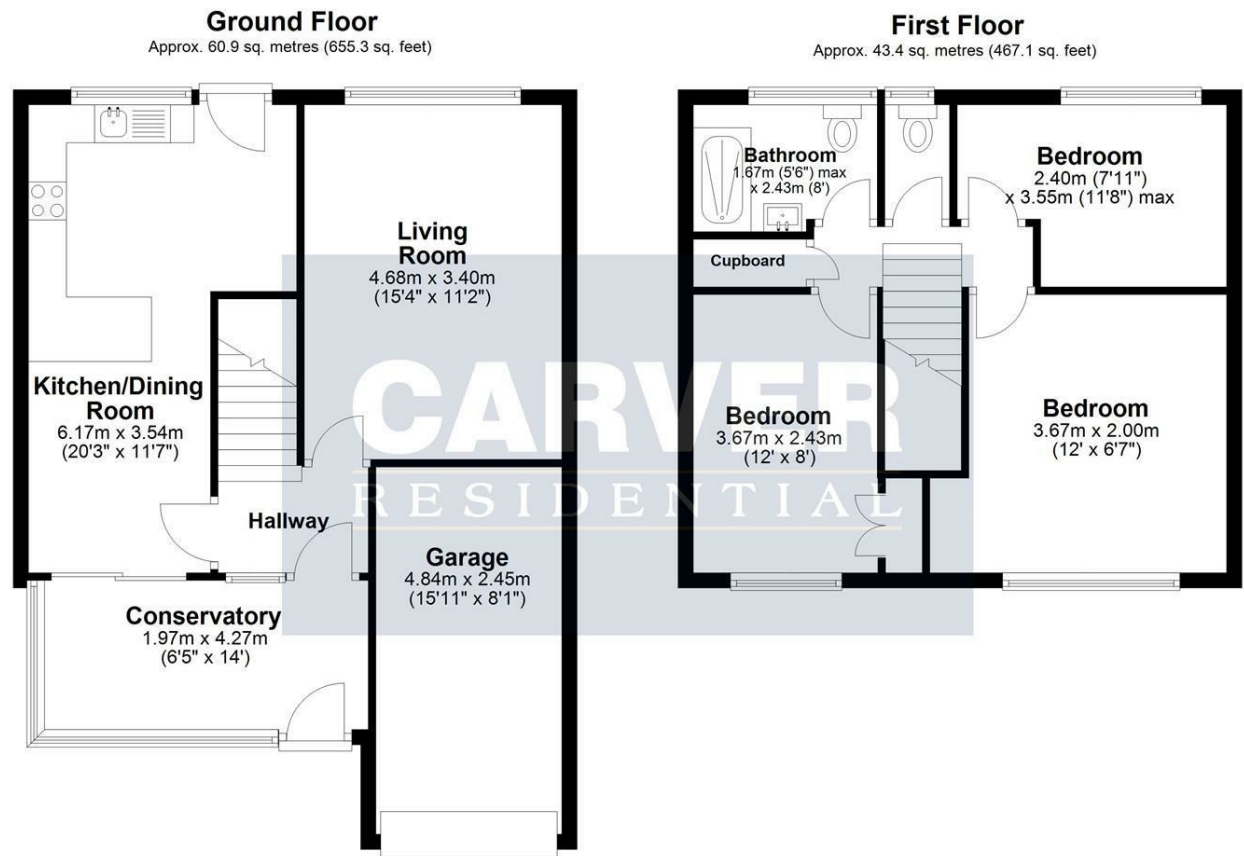
#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: DBC (Tax Banding B)



Total area: approx. 104.3 sq. metres (1122.4 sq. feet)  
**40 Keilder Drive, Darlington**

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>85</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>66</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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MAB 6202



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