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Barrett Road  
Darlington, DL3 8LB

**Offers in the region of £278,000**

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

Located on Barrett Road in the WEST END of Darlington, this extended three-bedroom semi-detached house offers a delightful blend of space and comfort. This property boasts a deceptively spacious living area that is perfect for families seeking both functionality and warmth.

As you step inside, you are greeted by a welcoming hall that features a useful cloakroom and WC, setting the tone for the rest of the home. The ground floor comprises three inviting reception rooms, providing ample space for relaxation and entertainment. The refitted kitchen is equipped with quality appliances, making it a joy for any home cook to prepare meals while enjoying the company of family and friends.

To the first floor, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The refitted shower room, complete with a contemporary suite, adds a touch of modern elegance to the home.

Externally, the property is equally impressive. A drive, carport, and garage provide convenient parking options, while the mature and established gardens at both the front and rear create a perfect outdoor space for family activities and gatherings. The views over the green enhance the appeal of this lovely home, making it an ideal choice for those who appreciate a picturesque setting.

Located within walking distance of well-regarded schools, this property is not only a wonderful family home but also a smart investment in a desirable area. With its combination of space, style, and location, this semi-detached house on Barrett Road is a must-see for anyone looking to settle in Darlington.

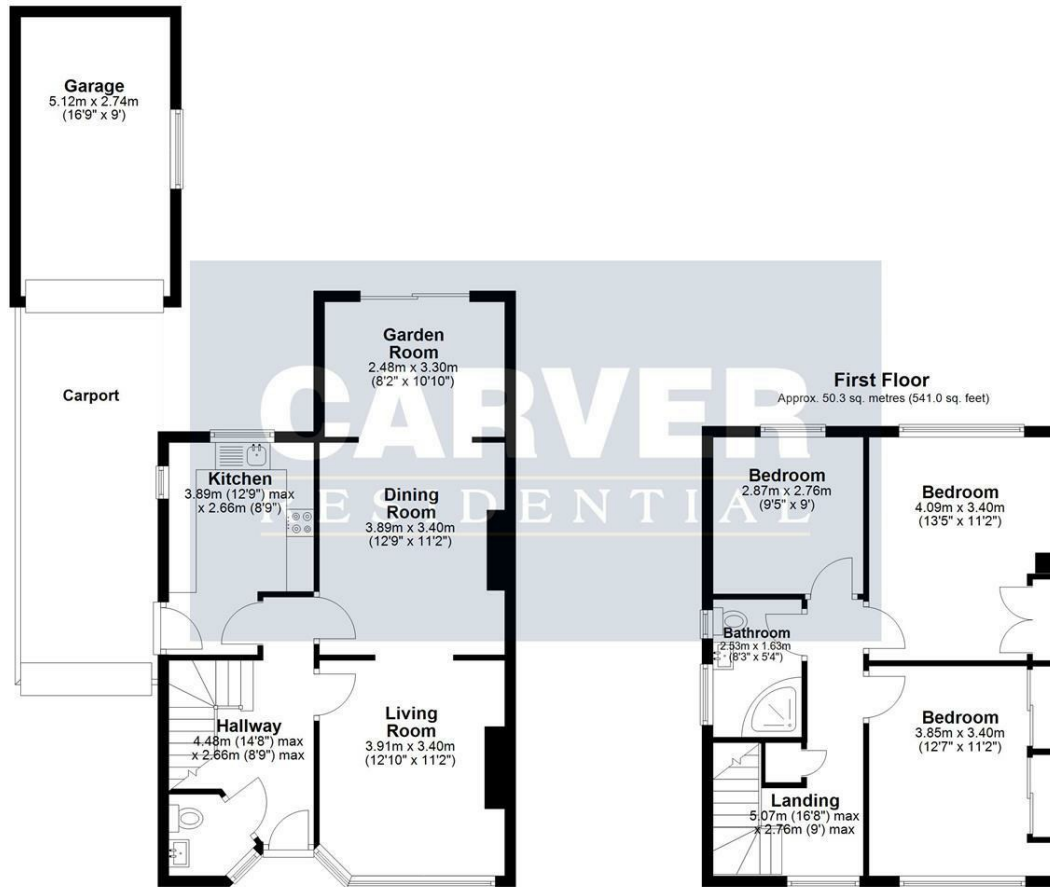




- EXTENDED TO THE REAR
- WALKING DISTANCE TO WELL REGARDED SCHOOLS
- GROUND FLOOR CLOAKS/WC
- THREE DOUBLE BEDROOMS
- LARGE REAR GARDEN
- VIEWS TO THE FRONT OVER GREEN AREA
- WEST END LOCATION
- FITTED KITCHEN WITH APPLIANCES
- REFITTED SHOWER ROOM/WC
- DRIVE AND GARAGE

**Ground Floor**

Approx. 70.3 sq. metres (756.7 sq. feet)



Total area: approx. 120.6 sq. metres (1297.7 sq. feet)  
 12 Barrett Road, Darlington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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