



**Staindrop Road**

Darlington DL3 9AH

**Offers Over £275,000**





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# Staindrop Road

## Darlington DL3 9AH



- Three Bedroom Semi-Detached
- Very Well Presented Throughout
- Large Open Aspect Kitchen / Dining Room

- Corner Plot
- Ideally Located In the West End of Darlington
- Gardens to Front & Rear

- Off Street Parking & Garage To Rear
- Close to Cockerton Village
- Council Tax Band C

Situated on the desirable Staindrop Road in Darlington, this very well presented semi-detached house presents an excellent opportunity for families seeking a comfortable and convenient home. With three well-proportioned bedrooms, this property offers ample space for family living. The inviting reception room features a cosy log burner, perfect for those chilly evenings, while the superb open plan kitchen and dining area is designed for modern living. The sliding doors seamlessly connect the interior to the garden, creating an ideal space for entertaining or enjoying a quiet moment outdoors.

The bathroom is a standout feature, boasting a luxurious freestanding bath alongside a separate shower cubicle, providing both style and functionality. The property is further enhanced by easy-to-maintain gardens, ensuring you can spend more time enjoying your home and less time on upkeep.

Parking is a breeze with space for a vehicles, along with a garage for additional storage or secure parking. The location is particularly appealing, situated in the west end of Darlington, close to popular schools and the popular Cockerton Village. Furthermore, the property offers excellent access to major road links, including the A1 and A66, making it ideal for commuters.

This delightful home is perfect for families looking for a blend of comfort, convenience, and community. Don't miss the chance to make this lovely property your own.

### Entrance Hall

Door and window to front, staircase to first floor landing with storage under, radiator and access to ground floor cloaks.

### Lounge

11'2 x 13'5 (3.40m x 4.09m)  
Upvc double glazed bay window to front, coving to ceiling, feature fireplace with inset log burner and bespoke cupboards and shelving into alcoves and radiator.

### Kitchen / Dining Room

12'9 x 20'0 (3.89m x 6.10m)  
Upvc double glazed windows and door to side with double sliding patio doors to rear. Fitted with a selection of wall, base and drawer units, contrasting worktops and matching central breakfast Island which houses an inset sink with mixer tap. Integrated appliances and space for a range style cooker, into inglenook with extractor and light over. Spotlights to ceiling, wood flooring and ample space for a dining table and chairs. radiator.

### Ground Floor Cloaks

Upvc double glazed obscure window to side, w.c and radiator..

### First Floor Landing

Upvc double glazed window to side with stained glass detail.

### Bedroom One

13'4 x 11'10 (4.06m x 3.61m)  
Upvc double glazed window to front, fitted wardrobes with mirrored doors and radiator.

### Bedroom Two

11'5 x 12'6 (3.48m x 3.81m)  
Upvc double glazed window to rear and radiator.

### Bedroom Three

7'10 x 7'10 (2.39m x 2.39m)  
Upvc double glazed window to front and radiator.

### Bathroom

Upvc double glazed obscure window to rear, freestanding bath, shower cubicle, wash hand basin in vanity and low level w.c.

### Externally

To the front an enclosed garden with lawn, well stablished shrubs.  
To the rear you will find off street parking and access to the garage. Gated access will lead you to the enclosed rear garden which is mainly laid to paving with artificial lawn area.

### Tenure

Freehold

### Property Details

Local Authority: Darlington  
Council Tax Band: C  
Annual Price: £2,217  
Conservation Area No  
Flood Risk Low  
Floor Area 1,011 ft 2 / 94 m 2  
Plot size 0.05 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
14 Mbps  
Superfast  
73 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability

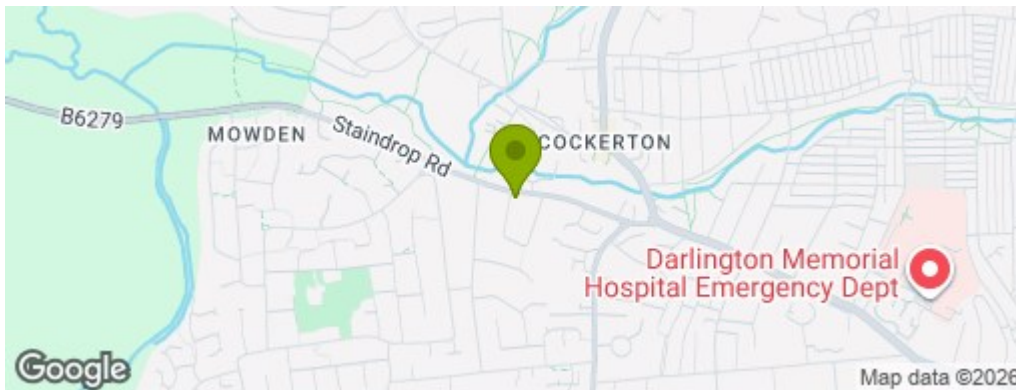
BT  
Sky  
Virgin

### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.  
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## Property Information

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