

Barnes Road, Darlington, DL3 9BN
Offers in the region of £245,000

estates⁴
'The Art of Property'



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Offers in the region of £245,000

Council Tax Band: C

Located on the highly sought-after Mowden development in the West End of Darlington, this charming semi-detached home offers a delightful blend of modern living and traditional comfort. With two inviting reception rooms and three well-proportioned bedrooms this property is perfect for families or those seeking extra space. This property is sold with NO ONWARD CHAIN.

Upon entering the light and airy hallway leads to a cosy lounge featuring a lovely feature stove that adds warmth and character to the space. The separate dining room provides an ideal setting for family meals or entertaining guests, flowing to the stunning kitchen, which boasts oak worktops and modern decor. The property benefits from a useful utility room conveniently located off the kitchen, enhancing functionality and storage and a modern contemporary bathroom. The home is not directly overlooked to the front, and enjoys a south-facing garden to the rear, offering a private outdoor space perfect for enjoying sunny days or hosting barbecues.

Additional features include UPVC double glazing and gas central heating via a Baxi combi boiler, ensuring comfort throughout the year. Driveway and garage for parking and secure storage. With its proximity to well-regarded primary & secondary schools and local amenities, this property is not only a beautiful home but also a fantastic investment in a desirable area.

In brief the accommodation consists of:

Ground floor

Entrance hallway, lounge, separate dining room,

kitchen and utility room.

First floor

Landing, bathroom and three bedrooms include two doubles and a single.

Externally

Gardens to front & rear, driveway and garage.

Please note:

Council tax Band - C

Tenure - Freehold

Total sq ft to be considered guide only and includes garage.

Some measurements will be the maximum length/width of a room.

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Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate

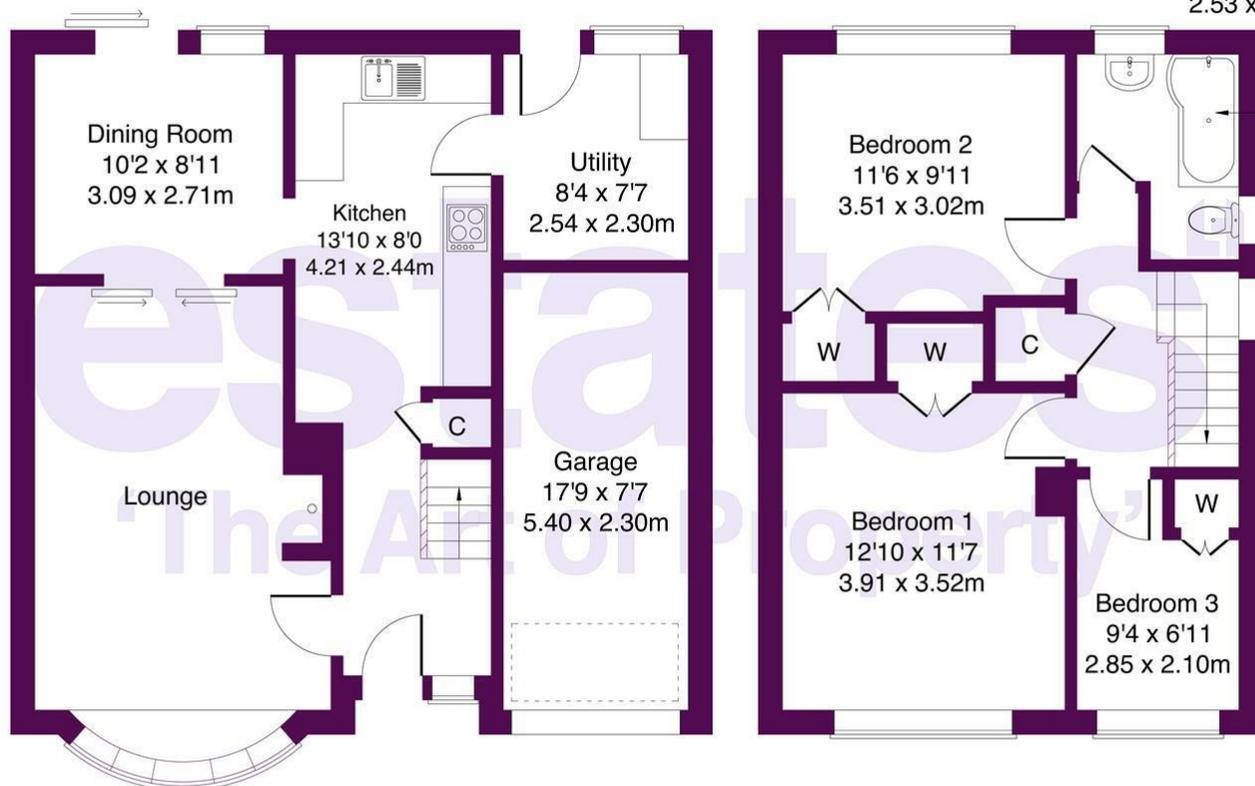
guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.



Barnes Road

Approximate Gross Internal Area: (1206 sq ft - 112 sq m.)

Bathroom/WC
 8'4 x 6'10
 2.53 x 2.09m



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	