

Elmcroft, Darlington, DL1 3EL  
Offers in the region of £215,000

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'The Art of Property'







Elmcroft, Darlington, DL1 3EL  
Offers in the region of £215,000  
Council Tax Band: B

Situated at the head of a desirable cul-de-sac within the popular Harrowgate Hill area of Darlington, this stunning and significantly improved three-bedroom semi-detached home offers beautifully presented, deceptively spacious accommodation throughout.

Originally constructed as a two-bedroom property, the home has been thoughtfully extended to create a superb principal bedroom above a previously added garage, complete with a stylish ensuite shower room. Two further well-proportioned bedrooms are served by a stunning contemporary family bathroom, finished to a high standard.

The ground floor is equally impressive, beginning with a welcoming porch leading into a cosy and inviting front lounge. From here, the space flows seamlessly through to a beautifully appointed kitchen, fitted in 2020 featuring a range of integrated appliances. Additional practical features include a useful utility room and a convenient ground floor WC. To the rear of the property is a delightful garden room, a light-filled sanctuary designed for relaxation and enjoying views of the garden.

The home benefits from modern uPVC double glazing, a composite front door, gas central heating, generous driveway, and good size garage with an electric roller door.

A delightful feature to the home is a generous rear garden enjoying a desirable West-facing aspect, perfect for afternoon and evening sun.

Occupying an enviable position within this popular

residential development, this exceptional home combines stylish modern living with excellent practicality, making it ideal for families or buyers seeking a move-in-ready property in a great location.

Please note:

The rear of the property backs onto the roundabout connecting North Road & Salters Lane North  
Council tax Band - B  
Tenure - Freehold  
Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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Disclaimer:

These particulars have been prepared in good faith

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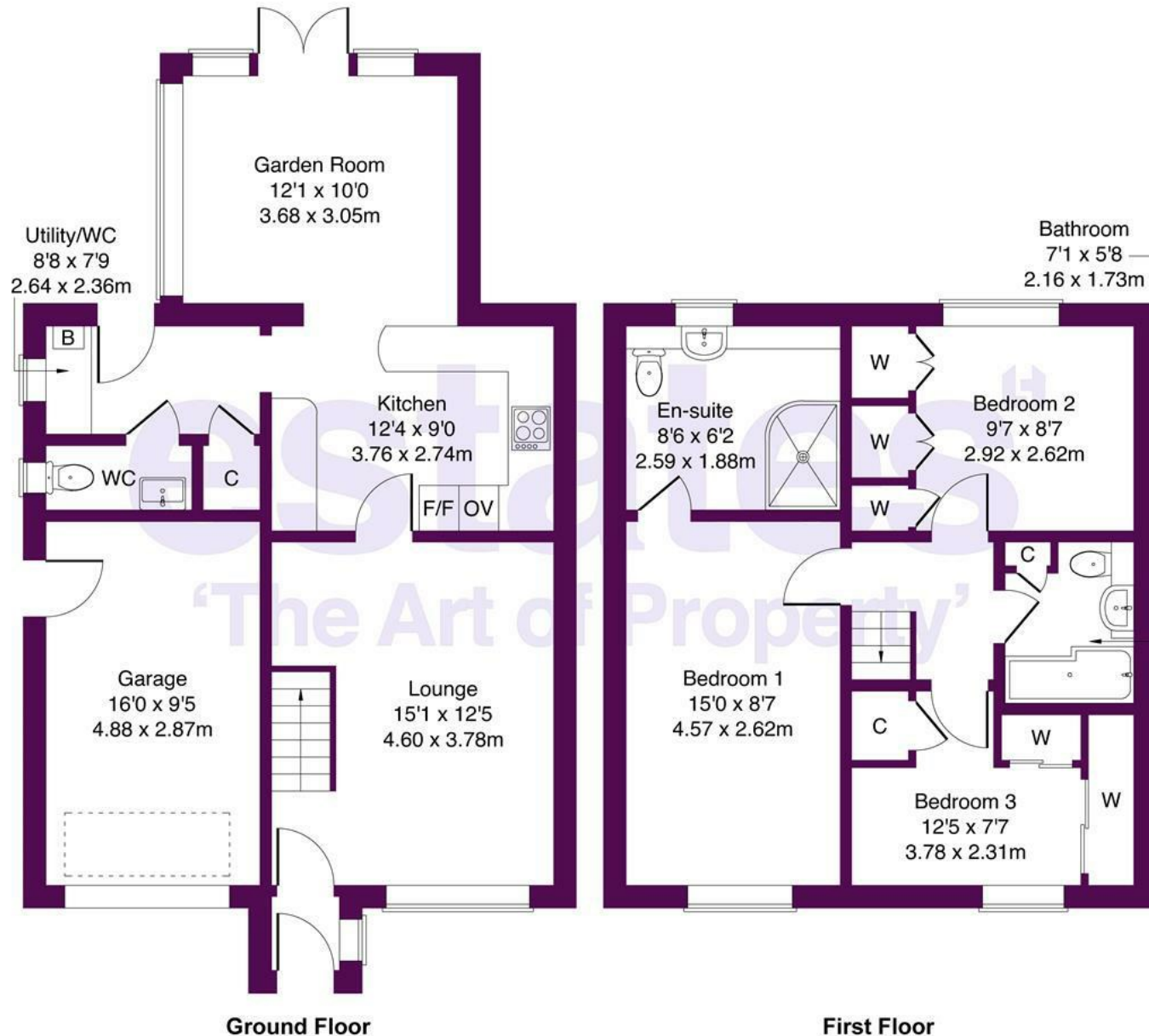


# Elmcroft, Darlington, DL1 3EL

Approximate Gross Internal Area: (1242 sq ft - 115 sq m.)

**estates**<sup>LT</sup>  
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Not to Scale. Produced by The Plan Portal 2026  
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| 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>                            | 75      | 81                      |
| (55-68) <b>D</b>                            |         |                         |
| (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 |