

Chestnut Drive, Darlington, DL1 4RR  
Offers in the region of £130,000

**estates<sup>4</sup>**  
'The Art of Property'





# Chestnut Drive, Darlington, DL1 4RR

## Offers in the region of £130,000

### Council Tax Band: B

Located on the popular Moorfields development in the Eastbourne area of Darlington, this charming end-terrace house on Chestnut Drive presents an excellent opportunity for first-time buyers, families, or as an investment opportunity. The property boasts three bedrooms, a ground floor Cloak/WC, and a good size reception room & dining kitchen offering a welcoming atmosphere, perfect for relaxation or entertaining guests.

The home is competitively priced in today's market, ensuring great value in an excellent location. A notable advantage of this property is the driveway and single garage located at the rear, providing convenient parking.

Residents will appreciate the easy access to Darlington's vibrant town centre and the train station, making commuting and local amenities readily available.

#### Ground floor

Entrance lobby, Cloak/WC, lounge with open spindle balustrade leading to the first floor, light and airy dining kitchen with French doors to the garden.

#### First floor

Landing opening to a bathroom with white suite and three bedrooms, two doubles and a single.

#### Externally

The home is nicely sat back enjoying gardens to front and rear. The rear garden of particular interest having a West aspect. Also to the rear, in a separate block is a driveway and single garage.

#### Please note:

Council tax Band - B

Tenure - Freehold

Total sq ft to be considered guide only.

#### Estates 'The Art of Property'

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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.

#### Principal Elevation

Entrance Lobby

Cloak/WC

#### Lounge

14'6" max x 15'7" max (4.44 max x 4.75 max)

#### Dining Kitchen

14'6" x 8'3" (4.44 x 2.54)

#### First Floor Landing

#### Principal Bedroom

8'5" x 13'4" (2.58 x 4.08)

#### Second Bedroom

8'5" x 10'6" (2.58 x 3.22)

#### Third Bedroom

5'10" x 7'3" (max 10'2") (1.79 x 2.21 (max 3.11))

#### Bathroom

6'1" x 5'7" (1.86 x 1.71)

#### Rear Garden

#### Garage





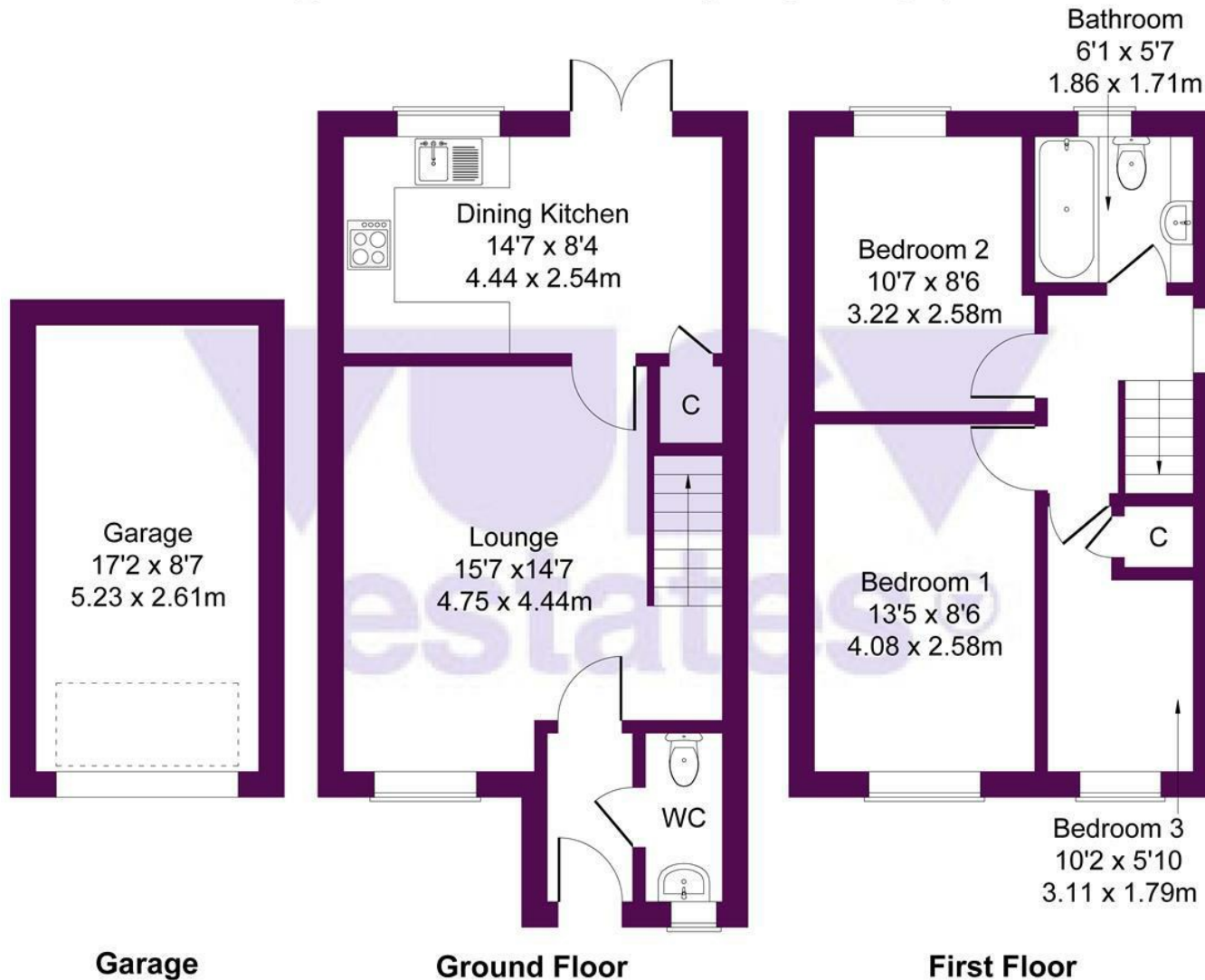


# Chestnut Drive, Darlington, DL1 4RR

Approximate Gross Internal Area: (893 sq ft - 83 sq m.)

**estates**<sup>4</sup>  
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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		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC