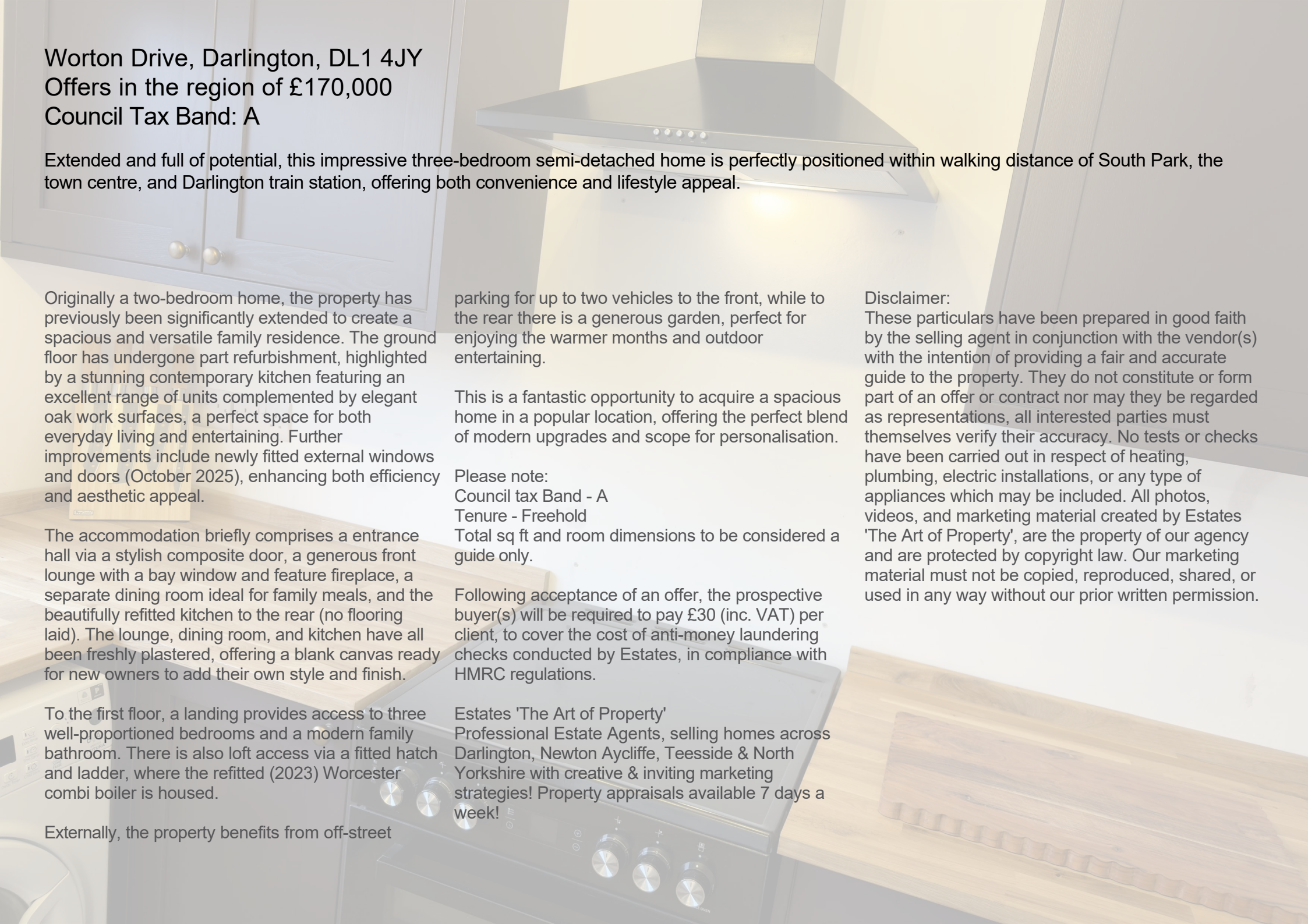


Worton Drive, Darlington, DL1 4JY
Offers in the region of £170,000

estates⁴
'The Art of Property'





Worton Drive, Darlington, DL1 4JY

Offers in the region of £170,000

Council Tax Band: A

Extended and full of potential, this impressive three-bedroom semi-detached home is perfectly positioned within walking distance of South Park, the town centre, and Darlington train station, offering both convenience and lifestyle appeal.

Originally a two-bedroom home, the property has previously been significantly extended to create a spacious and versatile family residence. The ground floor has undergone part refurbishment, highlighted by a stunning contemporary kitchen featuring an excellent range of units complemented by elegant oak work surfaces, a perfect space for both everyday living and entertaining. Further improvements include newly fitted external windows and doors (October 2025), enhancing both efficiency and aesthetic appeal.

The accommodation briefly comprises a entrance hall via a stylish composite door, a generous front lounge with a bay window and feature fireplace, a separate dining room ideal for family meals, and the beautifully refitted kitchen to the rear (no flooring laid). The lounge, dining room, and kitchen have all been freshly plastered, offering a blank canvas ready for new owners to add their own style and finish.

To the first floor, a landing provides access to three well-proportioned bedrooms and a modern family bathroom. There is also loft access via a fitted hatch and ladder, where the refitted (2023) Worcester combi boiler is housed.

Externally, the property benefits from off-street

parking for up to two vehicles to the front, while to the rear there is a generous garden, perfect for enjoying the warmer months and outdoor entertaining.

This is a fantastic opportunity to acquire a spacious home in a popular location, offering the perfect blend of modern upgrades and scope for personalisation.

Please note:

Council tax Band - A

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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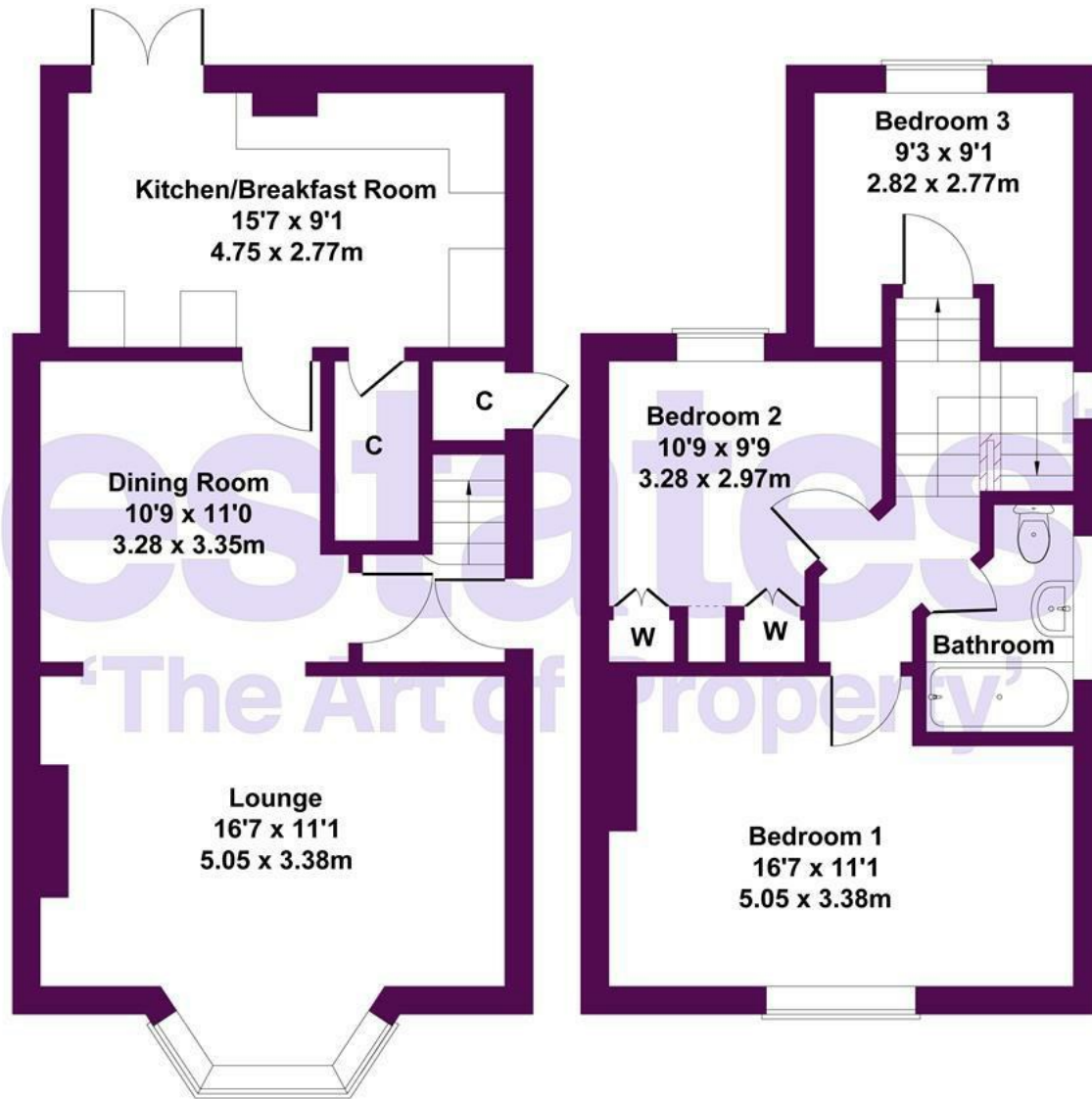
Disclaimer:

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Approximate Gross Internal Area: (996 sq ft - 93 sq m.)



GROUND FLOOR

FIRST FLOOR

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) A		81
(81-91) B		
(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