



country properties  
village properties  
town homes  
barn conversions  
building plots

Leith Road  
Darlington, DL3 8BG

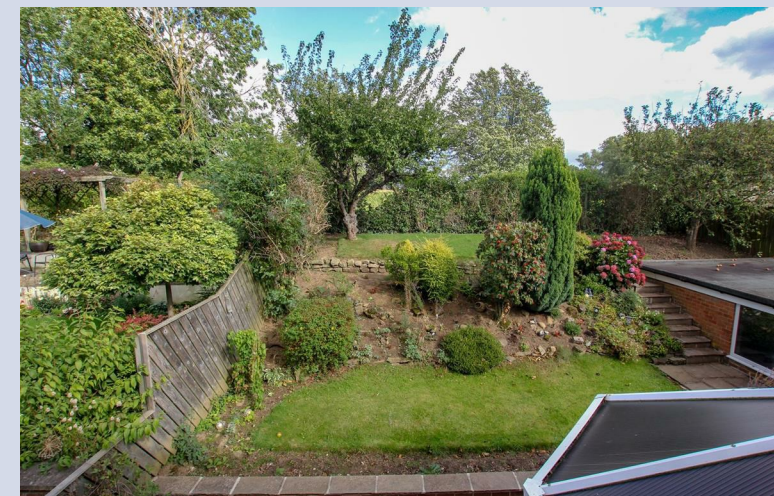
**Offers in the region of £327,000**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL

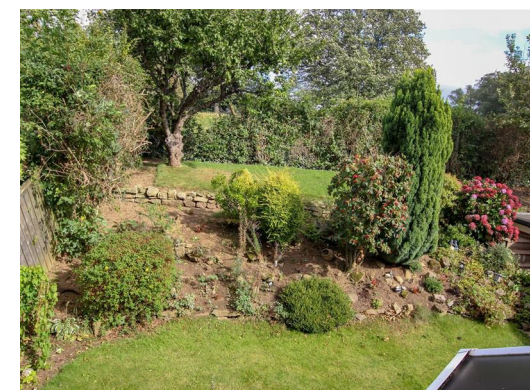


**This substantial four bedroom detached property offering sizeable family living accommodation located within the popular West End of Darlington which offers minutes walking distance to local schooling, Mowden Park shopping facilities and amenities.**

The property benefits from security alarm system, FEATURE wood flooring to the ground floor, gas fired central heating and sealed unit double glazing. Internally the accommodation briefly comprises entrance porch, LIGHT and AIRY reception hallway with stairs giving access to first floor accommodation, study room to the front aspect and well proportioned living room with dual aspect and FEATURE fireplace. There is a separate formal dining room with sliding doors opening into fully double glazed conservatory with views over rear garden, kitchen/breakfast room has been well fitted and offers a host of INTEGRATED appliances, handy utility to the rear. To the first floor, there is a large and light landing area, four good sized bedrooms all of which benefit from wardrobes or storage. There is a family bathroom with separate walk-in shower cubicle and further separate WC. externally, the front garden is most attractive with an abundance of roses and bedding plants also having imprinted concrete driveway allowing ample off-road parking giving access to larger than average GARAGE which is 16'4" x 18'8" (approx) with remote controlled electric door, power and lighting. The rear garden is not directly overlooked and most private with attractive sandstone patio paving, established shrubs, fruit trees and borders.







- Suited to family occupation
- No chain
- Conservatory
- Large driveway
- Within minutes walking distance to West End schooling and shop
- Large four double bedrooms
- Study room
- Larger than average garage

#### **GENERAL INFORMATION**

Tenure: Freehold

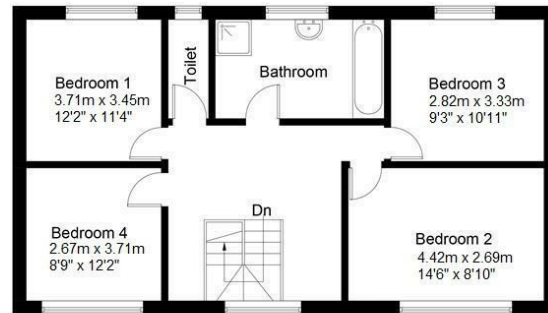
Services: Gas central heating, mains electric, water and drainage. Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

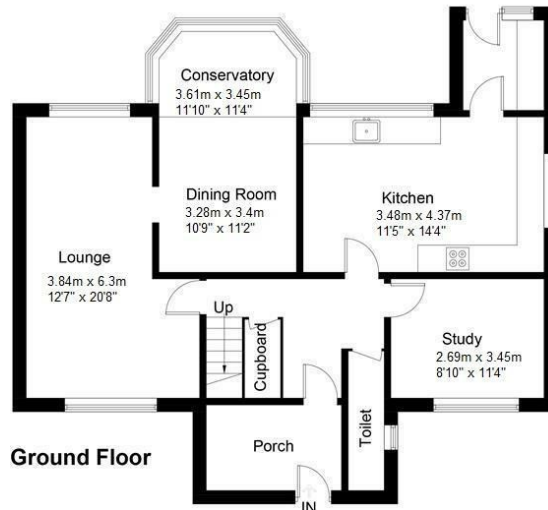
Security alarm system



## 16 Leith Road ,Darlington

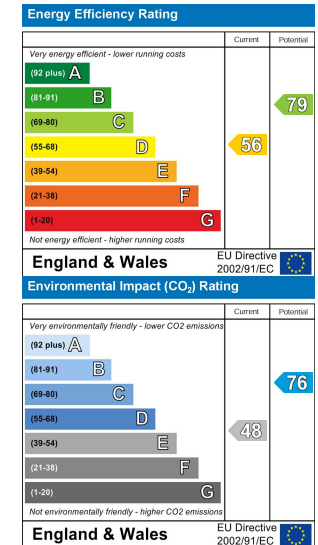


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID386041)



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MAB 6202



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80 High Street  
Yarm, TS15 9AH  
Tel: 01642 420090  
[yarm@carvergroup.co.uk](mailto:yarm@carvergroup.co.uk)

14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)