



country properties  
village properties  
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Estoril Road  
Darlington, DL1 4ND

**Offers in the region of £114,950**

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

A well presented three bedroomed semi-detached property located within this popular residential location, close to local amenities and within good access to the Darlington ring-road (A66). This property has a beautiful large rear garden which is extremely well maintained and internally briefly comprises entrance hallway, open plan living/dining room, kitchen, three bedrooms and family bathroom. To the front there is a block-paved forecourt with further low maintenance gravelled area.





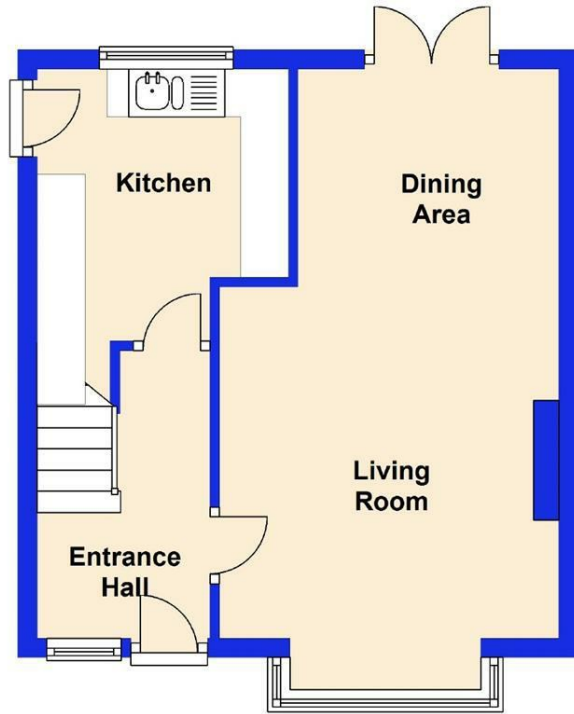
- Beautiful rear garden.
- Open-plan living/dining space
- uPVC double-glazed windows

**GENERAL INFORMATION**

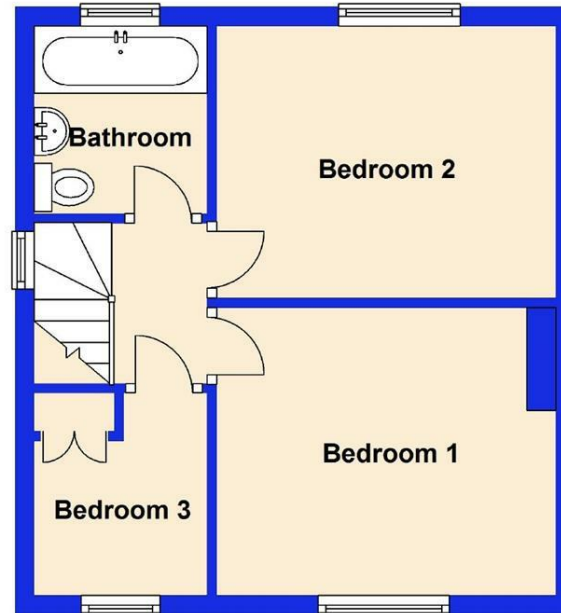
Tax Banding : Darlington Borough Council - Band A



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Plan produced using PlanUp.

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MAB 6202



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