



Offered for sale is this delightful three bedroom semi-detached home on McMullen Road, Darlington. Finished to a wonderful standard this property is ready to love and is sure to attract attention. Located on the outskirts of Darlington but within easy reach of the town centre the property sits close to good schools and commuter routes. Internal accommodation consists of a welcoming hallway, separate living room and spacious kitchen dining room with doors to the sunny rear patio and garden. The first floor holds three well sized bedrooms with a family bathroom and handy additional WC. The loft is also boarded and ready to be used with a Velux window and power sockets. Externally the property offers off street parking leading to a detached garage, lawned front garden, paved West facing rear garden with pond (which can be removed at buyers request) and a raised decking area to enjoy those summer evenings. Very well finished throughout the property has been treated to a host of upgrades by the current owner. EPC rating D, Darlington Borough Council tax band B.





- Wonderfully Presented
- Semi-Detached
- West Facing Rear Garden
- Three Bedrooms
- Off Street Parking and Garage
- Kitchen Dining Room

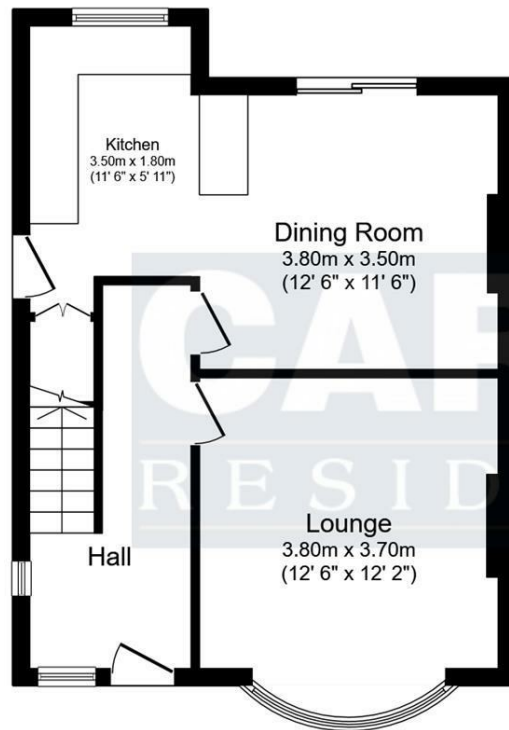
GENERAL INFORMATION

Tenure: Freehold

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

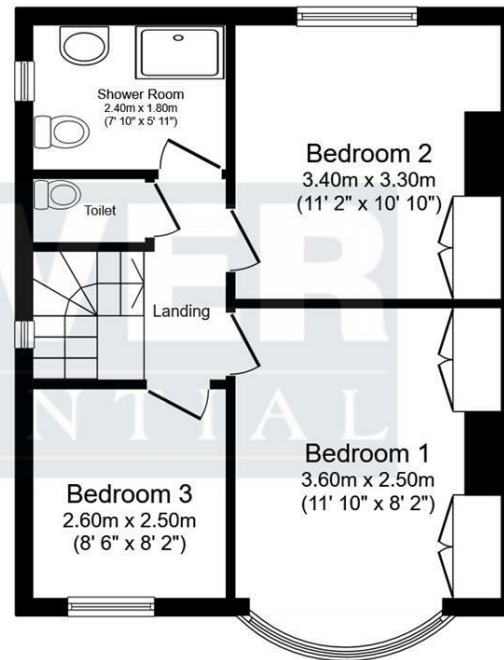
Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)



Ground Floor

Floor area 44.0 sq.m. (473 sq.ft.)



First Floor

Floor area 42.3 sq.m. (455 sq.ft.)

Total floor area: 86.3 sq.m. (929 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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MAB 6202



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