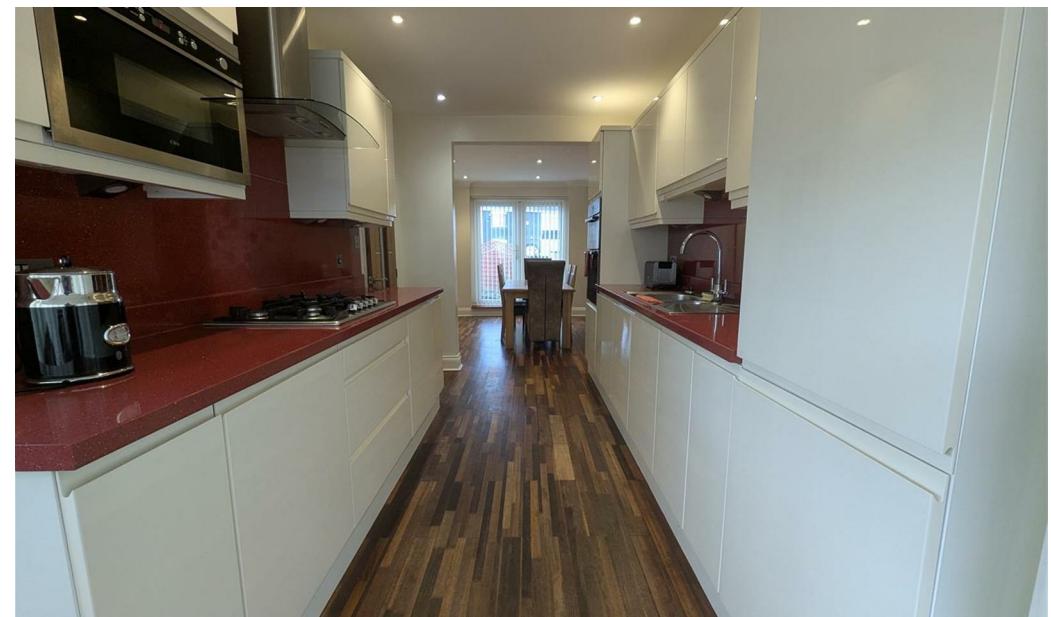
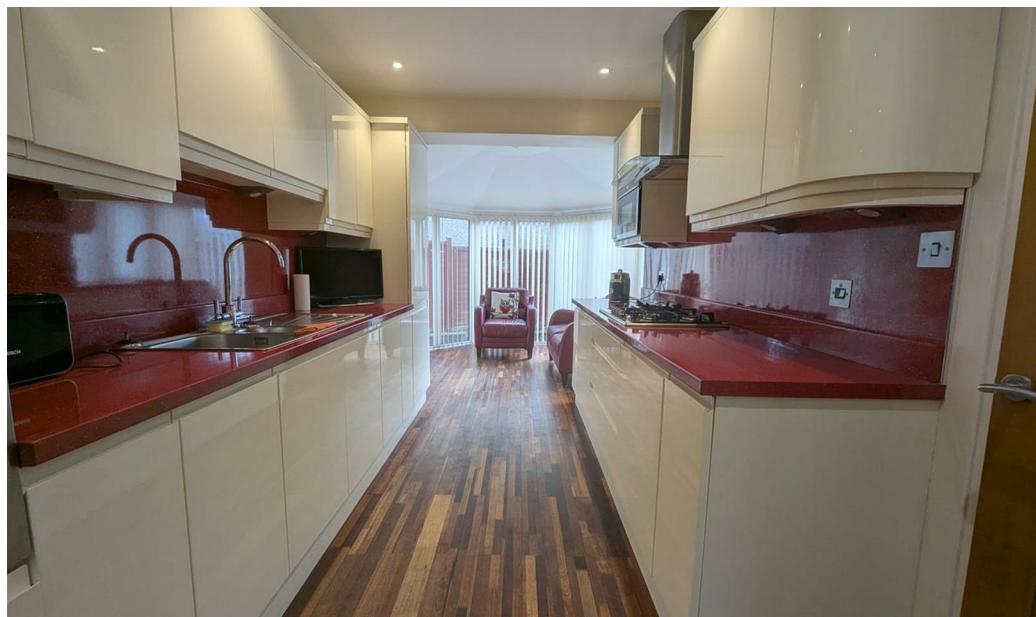




**Malim Road**  
Darlington DL1 1BH  
Offers Over £180,000





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# Malim Road

Darlington DL1 1BH



- Three Bedroom Detached House
- No Chain
- Gardens

- Conservatory To Rear
- Priced To Sell
- Close To Transport Links

- Must Be Seen
- Ideal Family Home
- Epc Grade D

Nestled on the esteemed Malim Road in Darlington, this spacious three-bedroom detached home presents an exceptional opportunity for both families and professionals alike. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The well-proportioned bedrooms offer a comfortable retreat, ensuring a restful night's sleep. The bathroom is conveniently located, catering to the needs of the household with ease.

Set on a prime plot, this residence enjoys a desirable location that is in close proximity to local amenities, making daily errands and leisure activities effortlessly accessible. Additionally, the main train station is just a short distance away, providing excellent transport links for those commuting to nearby towns or cities.

This charming home combines comfort and convenience, making it an ideal choice for anyone seeking a welcoming environment in a vibrant community. With its attractive features and prime location, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful house your new home.

## Entrance Hallway

A UPVC entrance door opens into the entrance porch which in turn opens into the Lounge.

## Lounge

A spacious reception room having a UPVC window to the front aspect and the staircase leading to the first floor. There is access into the Kitchen and Dining area.

## Dining Room

A generous size easily accommodating a large family dining table and having UPVC french doors opening to the side of the property , the room is open plan to the kitchen.

## Kitchen

Fitted with an ample range of white wall,floor and drawer cabinets with complimentary red worksurfaces and splashbacks with stainless steel sink unit. The integrated appliances includes a gas hob , electric double oven and microwave. The room leads through to the conservatory.

## Conservatory

A superb addition to the home enhancing the living accommodation to the ground floor further and a great space in which to enjoy the garden whatever the weather with UPVC french doors leading out.

## First Floor

Landing - Leading to all three bedrooms and bathroom/wc.

## Bedroom One

A spacious master bedroom having a UPVC window to the front aspect and benefitting from fitted wardrobes.

## Bedroom Two

A generous double bedroom , this time having a UPVC window to the rear.

## Bedroom Three

A sizeable single room having a UPVC window to the side.

## Bathroom

Fitted with a white suite to include a p-shaped bath with over the bath waterfall shower. The WC and hand basin are situated within a handy vanity storage unit.

## Externally

The front of the property is enclosed by a small brick built wall being accessed via wrought iron pedestrian gate. To the side of the property there is a Garage which measures (16'2ft x 13'8ft) and a driveway to allow for off-street parking.

The rear garden is decked with a small pond making a lovely feature.

## Property Details

Local Authority

Darlington

Council Tax

Band:

D

Annual Price:

£2,259

Conservation Area

No

Flood Risk

No Risk

Floor Area  
1,119 ft 2 / 104 m 2  
Plot size  
0.09 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
7 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

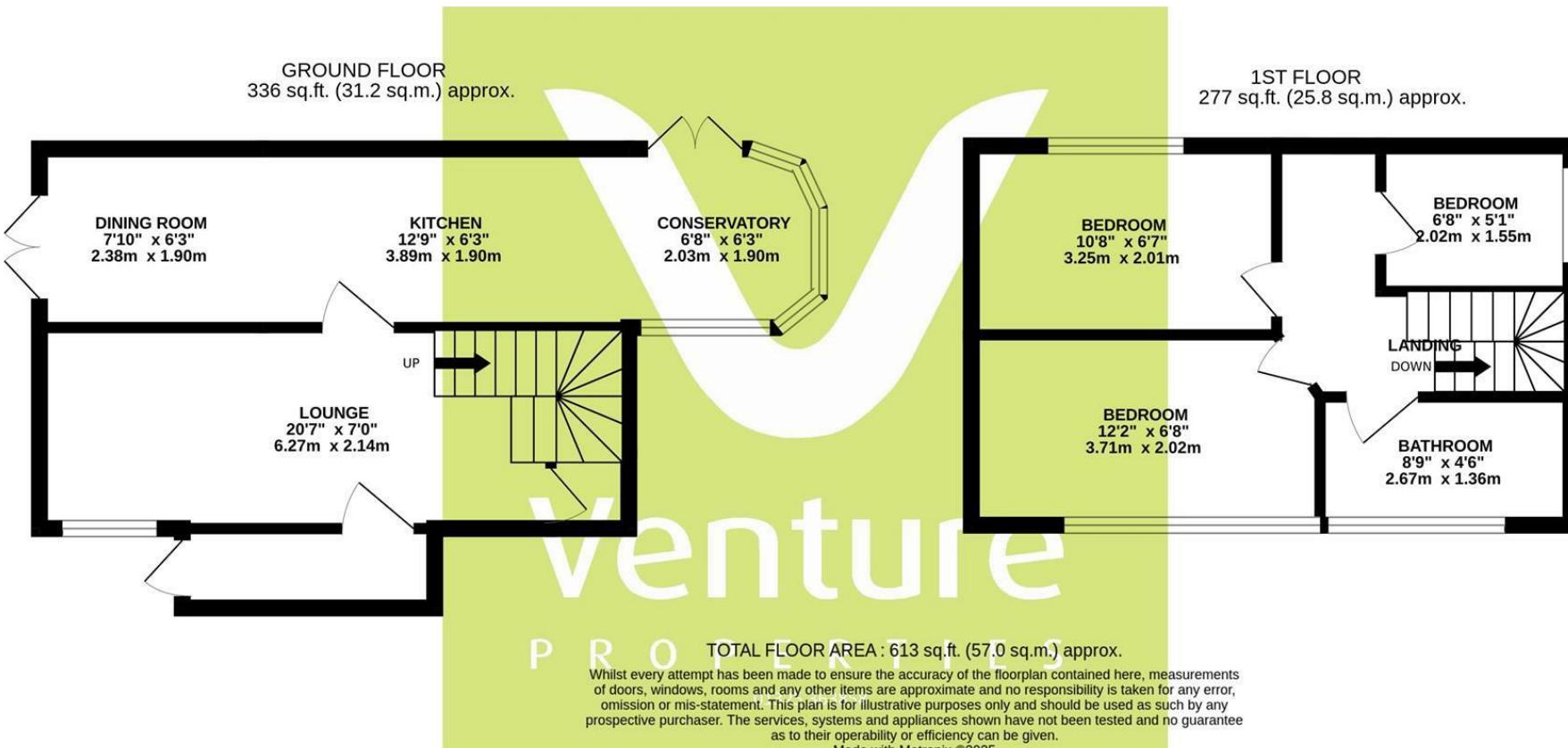
BT  
Sky

## Tenure

Freehold

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



## Property Information

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