



**McMullen Road**

Darlington DL1 1DA

**£100,000**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





# McMullen Road

Darlington DL1 1DA



- Three Bedroom Property
- No Onward Chain
- Ideal Investment or First Time Buy

- Eastbourne Area of Darlington
- Conservatory
- Close to Local Amenities

- Gardens to Front and Rear
- Open Plan Lounge/Diner
- Council Tax Band A

Located on McMullen Road in the charming town of Darlington, this delightful terraced house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests.

As you enter, you are welcomed into an inviting open plan lounge diner, a perfect setting for relaxation and entertaining. This versatile space allows for a seamless flow between living and dining areas, making it ideal for modern lifestyles. The property also features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this home is the presence of gardens both at the front and rear. These outdoor spaces offer a wonderful opportunity for gardening enthusiasts or simply a tranquil area to enjoy the fresh air.

With no onward chain, this property is ready for you to move in without delay, making it an attractive option for those looking to settle in quickly. Whether you are seeking a new family home or a promising investment, this terraced house on McMullen Road is a must-see. Don't miss the chance to make this lovely property your own.

## Entrance Hall

Upvc door to front, staircase to first floor landing and radiator.

## Lounge/Diner

21'5 x 9'9 (6.53m x 2.97m)

Upvc double glazed window to front, sliding door to rear and two radiators.

## Conservatory

6'8 x 4'6 (2.03m x 1.37m)

Half wall, half Upvc double glazed with door to rear.

## Kitchen

13'2 x 10'3 (4.01m x 3.12m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, four ring gas hob with extractor over and over. Space for a fridge freezer and washing machine, radiator and Upvc door to rear.

## Pantry

Upvc double glazed window to front.

## First Floor Landing

### Bedroom One

12'6 x 9'11 (3.81m x 3.02m)

Upvc double glazed window to front and radiator.

### Bedroom Two

11'5 x 10'9 (3.48m x 3.28m)

Upvc double glazed window to front and radiator.

### Bedroom Three

9'11 x 6'4 (3.02m x 1.93m)

Upvc double glazed window to rear and radiator.

## Bathroom

Upvc double glazed window to rear, bath, shower cubicle, wash hand basin and radiator.

## Separate w.c

Upvc double glazed obscure window to rear and w.c.

## Externally

To the front is mainly laid to lawn.

To the rear is mainly laid to pebbles and lawn with a brick built shed.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 871 ft 2 / 81 m 2

Plot size 0.03 acres

Mobile coverage

EE

Vodafone

Three

Q2

Broadband

Basic

4 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

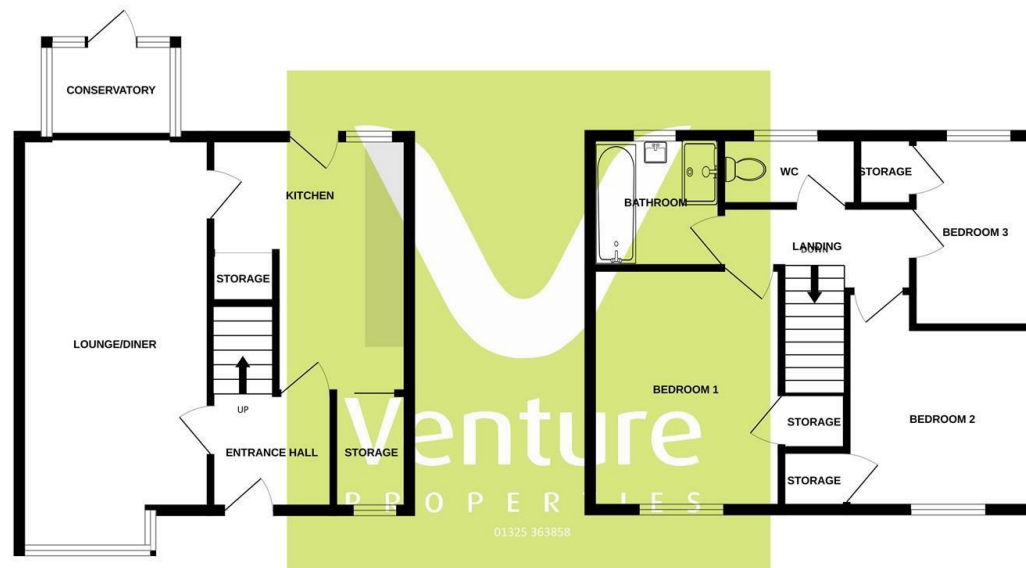
Virgin

## Note

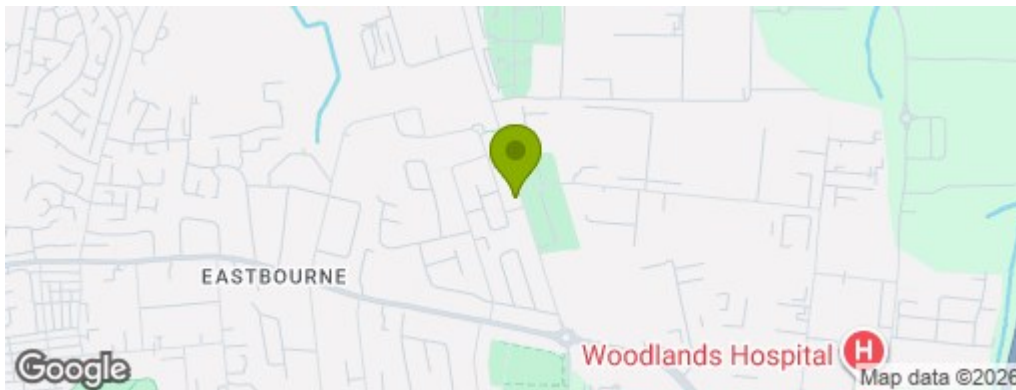
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 5/2025



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com