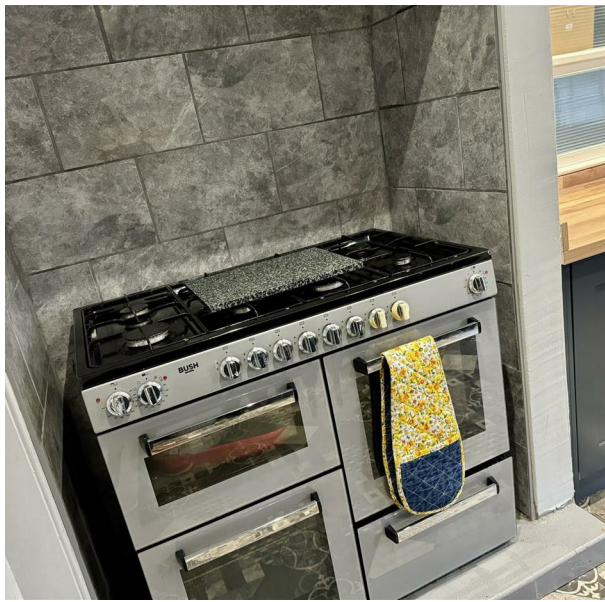


Milbank Road, Darlington, DL3 9NN
Offers in the region of £209,995



Milbank Road, Darlington, DL3 9NN

Offers in the region of £209,995

Council Tax Band: C

** VURV Estates ** The Art of Property -

Announce this spacious family home in the prestigious West End of Darlington * Walking distance to well regarded schooling * Competitively priced * Stunning Kitchen * Generous reception room * Driveway & Garage *

Ground floor

Useful entrance porch opening to the hallway through an attractive stained glass door. Quality contemporary kitchen has been fitted enjoying a range cooker and integrated under-counter Fridge & Freezer. Useful pantry and access to the garage. Fabulous sized reception room to the rear of the ground floor, a fabulous entertaining space which allows for both seating and dining.

First floor

Landing opening to three good size bedrooms and a four piece bathroom featuring both a bath and separate shower cubicle (bathroom in need of updating).

Externally

Driveway to leading to the garage with electric roller door and plumbing for washing machine. Rear garden considered a good size, yet manageable.

Please note:

Council Tax: Band C

Tenure - Freehold

EPC - D

VURV Estates 'The Art of Property'

Selling homes in Darlington & surrounding with forward thinking Estate Agency.

Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

Principal elevation

Entrance porch

7'4" x 3'4" (2.26 x 1.03)

Hallway

Kitchen

12'6" x 9'1" (3.82 x 2.77)

Lounge diner

19'11" x 13'4" (6.08 x 4.08)

First floor landing

Principal Bedroom

13'4" x 8'11" (4.07 x 2.72)

Second Bedroom

14'3" x 8'0" (4.36 x 2.45)

Third Bedroom

9'5" x 8'9" (2.89 x 2.69)

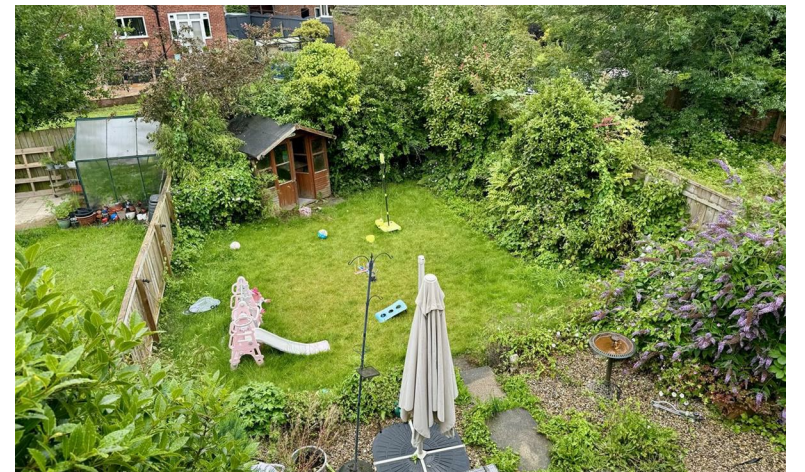
Bathroom

8'2" x 7'8" (2.49 x 2.36)

Rear Garden

Garage

12'1" (max) x 16'6" (max) (3.69 (max) x 5.03 (max))



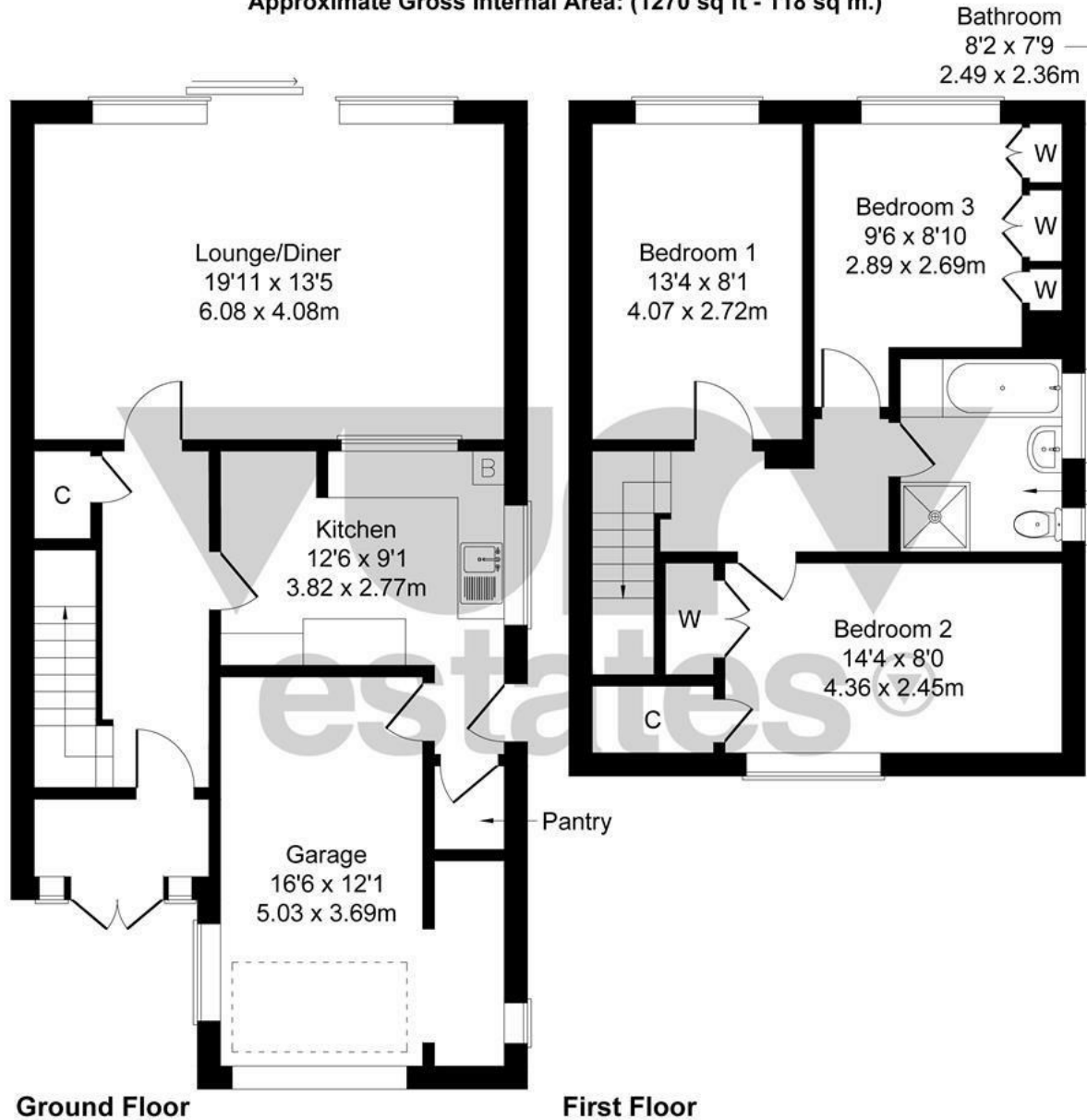
Milbank Road, Darlington,

Approximate Gross Internal Area: (1270 sq ft - 118 sq m.)



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<https://www.vurv.online/>



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	