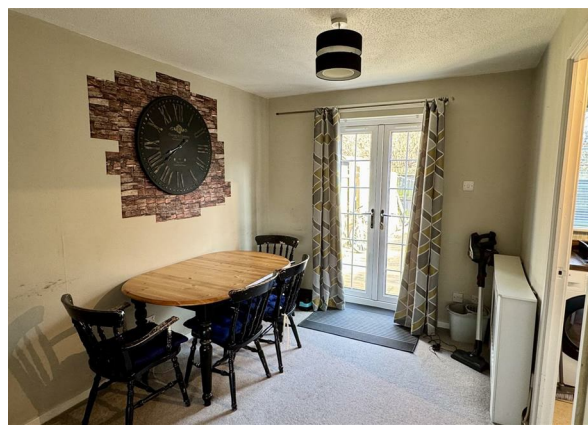


Marske Grove, Darlington, DL3 0FD
Offers in excess of £115,000



Marske Grove, Darlington, DL3 0FD

Offers in excess of £115,000

Council Tax Band: B

Welcome to this competitively priced, end terrace home, located on Marske Grove. This charming family home boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The property is offered with no onward chain, allowing for a smooth and hassle-free transition, whether you choose to move in immediately or retain the current sitting tenant.

Upon entering, you will be greeted by a lovely open-plan layout on the ground floor, which creates a warm and inviting atmosphere, perfect for both entertaining guests and enjoying family time. The design maximises the use of space, ensuring that the living areas feel both spacious and functional.

The location is particularly convenient, situated close to local shops and the bustling town centre, providing easy access to a variety of amenities.

Outside, the property features gardens to both the front and rear, offering a delightful outdoor space for relaxation, gardening, or play.

It features uPVC double glazing and electric storage heating. Option for vacant position or for those investors it can be sold with a sitting tenant, currently paying £670pcm who has called this home since 2021.

Ground floor
Entrance lobby, lounge to the front with attractive fireplace and open archway leading to a separate dining room with French doors to the garden. Nicely appointed kitchen providing a good range of units, electric ceramic hob, single oven and space for a fridge/freezer.

First floor
Landing with hatch allowing loft access and cupboard housing the domestic hot water cylinder. Three good size

bedrooms, the principal bedroom enjoying a built-in wardrobe and separate storage cupboard. To complete the internal accommodation is a bathroom with three-piece white suite including a bath with overhead shower.

Externally
Enjoying a corner plot with good size gardens to both front and rear, ideal for those warmer months.

Please note:
Council tax Band - B
Tenure - Freehold
EPC Rating: D
Total sq ft to be considered guide only.

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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.

Front Elevation

Entrance Hallway

Lounge

11'6" x 14'3" (3.53 x 4.36)

Separate Dining Room

8'6" x 10'2" (2.61 x 3.10)

Kitchen

6'0" x 10'2" (1.85 x 3.10)

First Floor Landing

Principal Bedroom

10'11" x 8'7" (3.35 x 2.62)

Second Bedroom

7'3" x 9'0" (2.23 x 2.76)

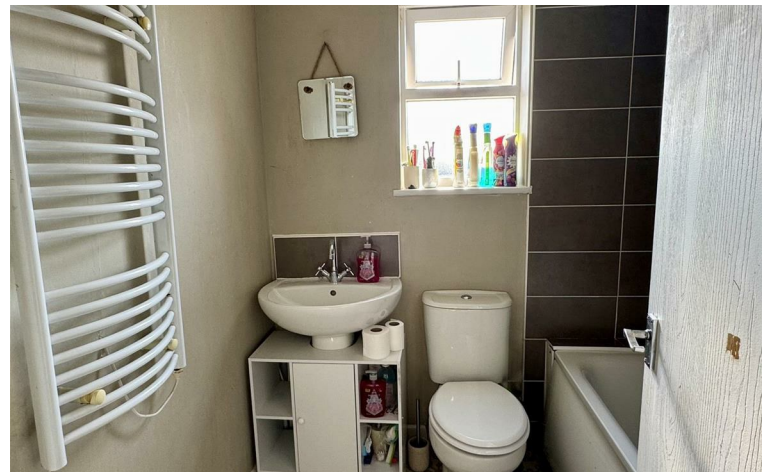
Third Bedroom

7'3" x 7'7" (2.22 x 2.32)

Bathroom

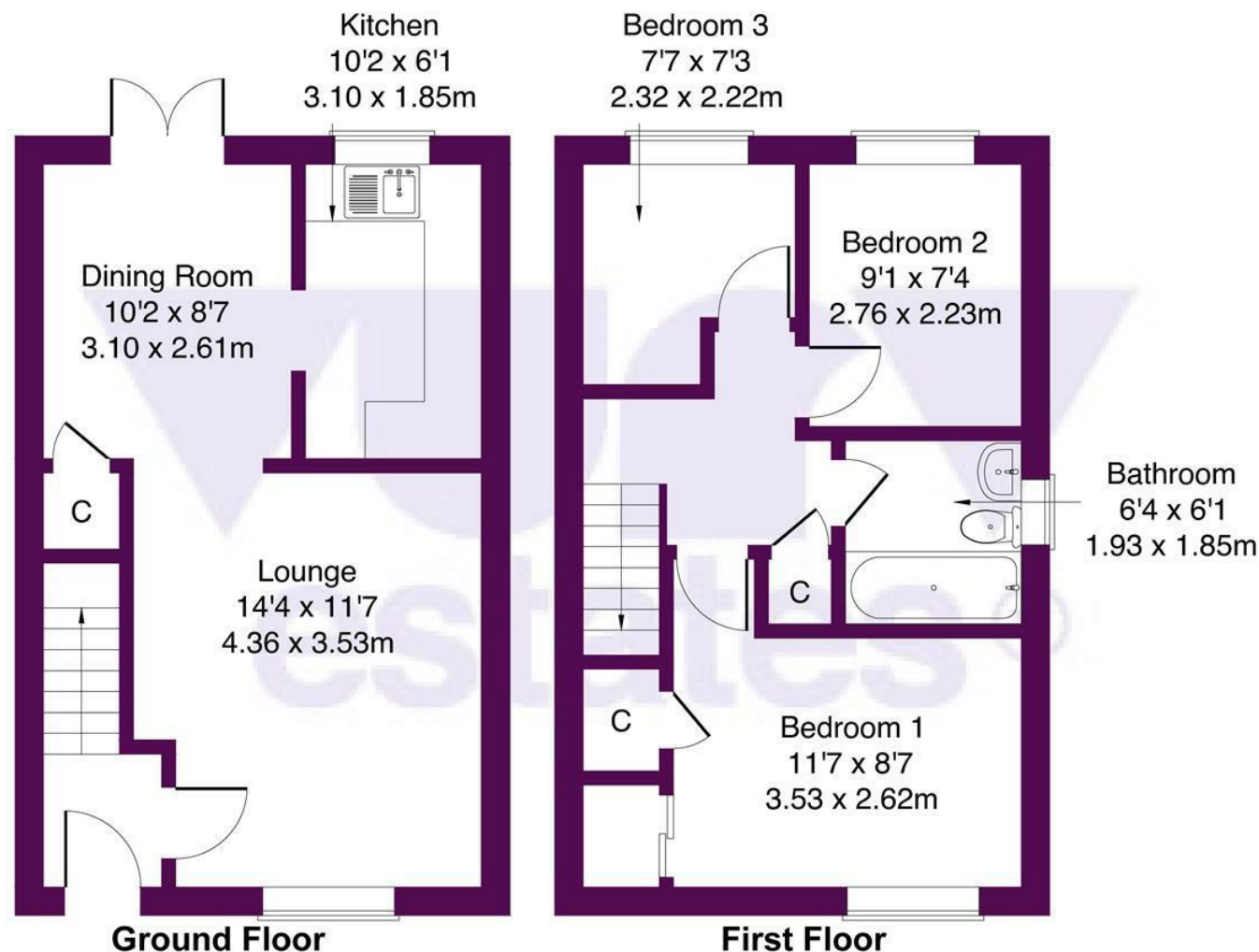
6'0" x 6'5" (1.85 x 1.96)

Rear Garden



Marske Grove

Approximate Gross Internal Area: (753 sq ft - 70 sq m.)



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		62
(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