

Marina Road, Darlington, DL3 0AN
Offers in the region of £140,000



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Council Tax Band: A

This beautifully appointed home in the Harrowgate Hill area presents an excellent opportunity for first-time buyers or small families seeking a delightful new home. The property boasts a light & airy reception room on arrival, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the stunning dining kitchen, which has been thoughtfully designed to create a warm and welcoming atmosphere, opening to the garden room extension, which provides a versatile area that can be used for various purposes, whether as a playroom, study, or simply a space to enjoy the garden views. The rear garden is a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

With its sumptuous interior design, this home exudes charm and character, making it a truly inviting place to live. The convenient location means that local shops are just a stone's throw away, ensuring that everyday amenities are easily accessible. It also lies within easy reach of the town centre and transport links to both the A1(M) & A66. The home enjoys uPVC double glazing, plus double glazed composite front door, and gas central heating via a Combi boiler located in the significantly improved loft ideal for storage.

Ground floor
Entrance lobby with attractive panelling as you ascend the first floor. Principal reception room to the front with an attractive electric fire and bay window flooding the room with natural light. Dining kitchen great for entertaining friends and family with a good range of units and integrated appliances consist of electric ceramic hob, chrome extractor, double electric oven and undercounter fridge, freezer & washing machine. The garden room extension is a great addition to the ground floor, which is fully uPVC double glazed.

First floor
Landing opening to a contemporary shower room with double walk-in shower, vanity basin and WC. Two well-dressed bedrooms, the principal bedroom of particular size, featuring a hatch with fitted ladder

allowing access to a boarded loft housing the boiler and a Velux window.

Externally
Gardens to both front and rear, the rear, split level garden, is a great place to relax during those warmer months and it's considered relatively low maintenance.

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

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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 Lobby

Lounge
12'11" x 11'11" (3.96 x 3.65)

Dining Kitchen
16'4" x 9'10" (5.00 x 3.02)

Garden Room
9'1" x 9'1" (2.77 x 2.77)

First Floor Landing

Principal Bedroom
16'4" narrowing to 13'2" x 11'11" (5.00 narrowing to 4.03 x 3.65)

Second Bedroom
9'8" x 10'0" (2.96 x 3.07)

Shower Room
6'1" x 7'1" (1.86 x 2.16)

Attic Room

Rear Garden



Marina Road

Approximate Gross Internal Area: (840 sq ft - 78 sq m.)



65 Duke Street

Darlington

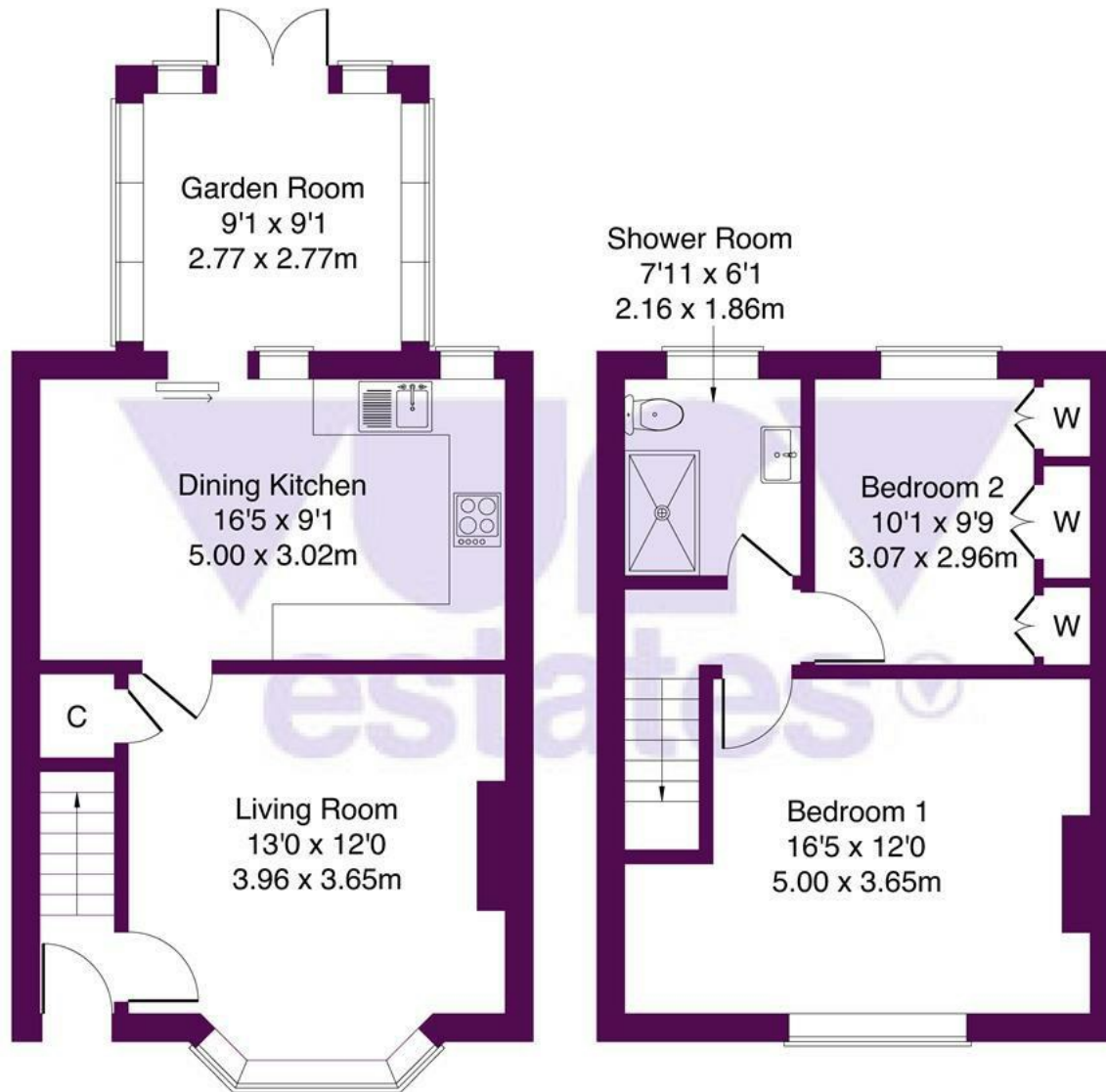
County Durham

DL3 7SD

01325 804850

sales@vurvstates.co.uk

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



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 