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Merrybent, Darlington, DL2 2LE

Offers in the region of £425,000

House - Semi-Detached
4 Bedroom/s
1 Bathroom/s

A large semi-detached home with outstanding views to the South across the adjoining countryside. The impressive dwelling has a large South facing rear garden which features a patio area, lawn and established orchard. The property is accessed by vehicle upon the driveway which caters for approximately 3/4 cars in addition to the integral single garage, there is a hugely impressive front garden which has been cared for impeccably. The internal accommodation briefly consists of entrance hallway, large living/dining room with door leading to the garden room to the rear which is adjacent to the spacious kitchen/breakfast room, alongside rear porch and downstairs WC. To the first floor there are four double bedrooms and family bathroom with our favourite feature being the large balcony overlooking the impressive South facing views, perfect for admiring the beautiful English countryside.





- LARGE SOUTH FACING GARDEN
- VILLAGE LOCATION
- EXTENDED
- SUPERB VIEWS
- CLOSE TO DARLINGTON

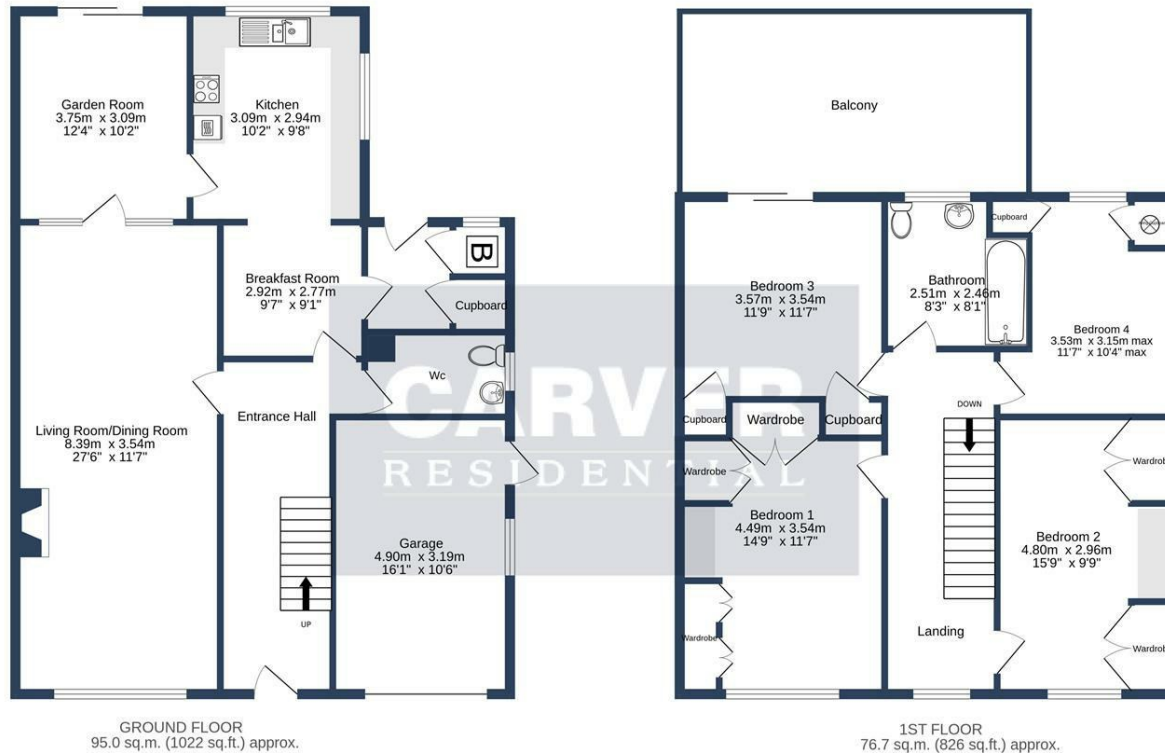
GENERAL INFORMATION:

Tenure: Freehold

Services: Oil central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)



MERRYBENT, DARLINGTON. DL2 2LE.

TOTAL FLOOR AREA : 171.7 sq.m. (1848 sq.ft.) approx.

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MAB 6202



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