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Muirkirk Grove
Darlington, DL1 3TL
Price £295,000

House - Detached
4 Bedroom/s
3 Bathroom/s

Impressive FOUR BED DETACHED family home, located within this highly desirable cul-de-sac location, this stunning home has been upgraded from the original specification by the present owners and offers ready to move into expansive living. A good sized welcoming hallway, with useful storage cupboard, a cloaks/WC, also having two good sized reception rooms, refitted bespoke kitchen/breakfast room with quality integrated appliances together with GRANITE working surfaces. To the first floor there are FOUR good sized bedrooms, en-suite off the master, all four bedrooms have fitted wardrobes, and family bathroom/WC.

On approaching the property which sits at the head of a small cul-de-sac perfect for family occupation, there is a DOUBLE width driveway, leading to single GARAGE, side gated access opens to mature CORNER sited gardens, which have been well tended with patio, lawn and well stocked borders.

Internal viewing is the only way to appreciate the quality of fixtures & fittings.





- SMALL EXCLUSIVE DEVELOPMENT
- UPGRADED KITCHEN WITH QUALITY APPLIANCES
- GROUND FLOOR CLOAKS/WC
- EN-SUITE OFF MASTER BEDROOM
- DRIVE AND GARAGE
- CUL-DE-SAC LOCATION
- TWO RECEPTION ROOMS
- UPGRADED BATHROOM/WC
- CORNER SITED ESTABLISHED GARDENS
- WALKING DISTANCE TO SHOPS, SCHOOLS ETC.

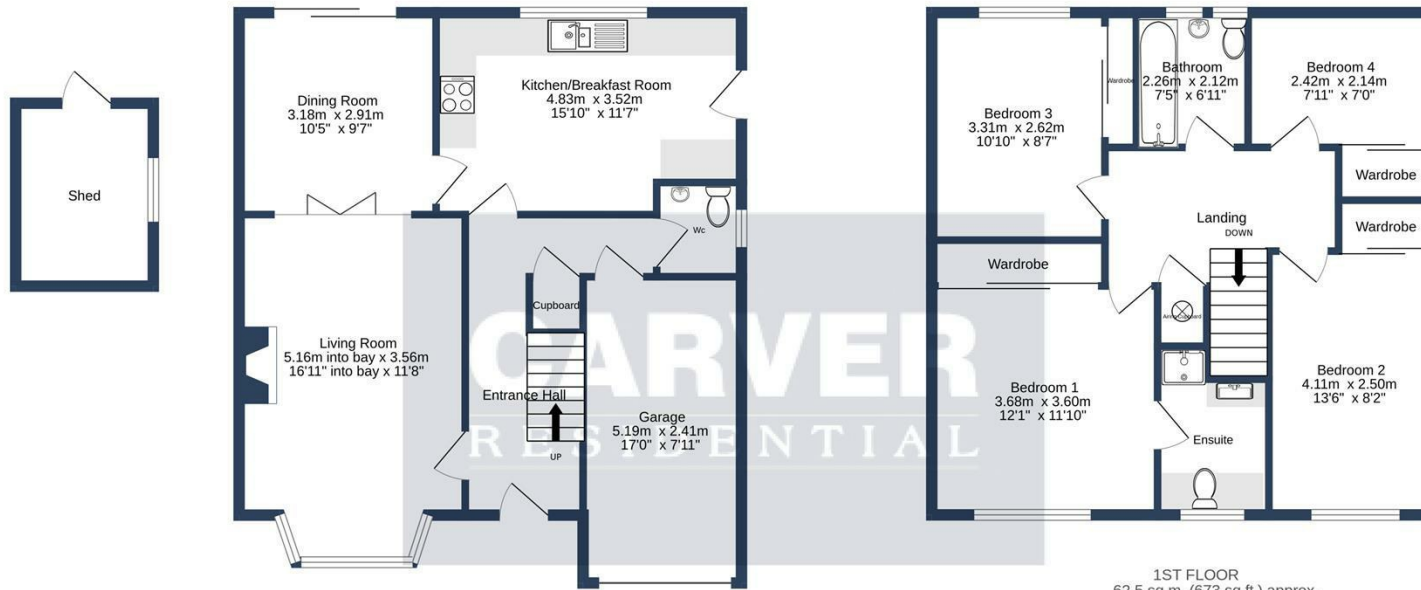
GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, serviced in 2022 mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)



GROUND FLOOR
72.4 sq.m. (779 sq.ft.) approx.

1ST FLOOR
62.5 sq.m. (673 sq.ft.) approx.

MUIRKIRK GROVE, DARLINGTON. DL1 3TL.

TOTAL FLOOR AREA : 134.9 sq.m. (1452 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			82
(81-91) B		69	
(69-80) C			
(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	

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