

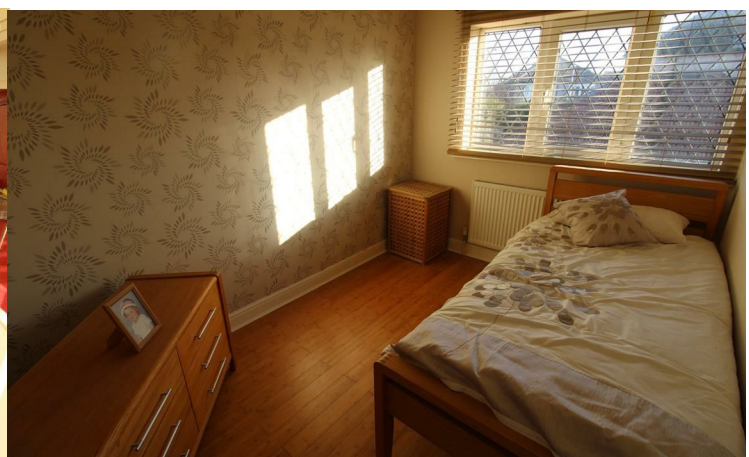


## 49 MALIM ROAD, DARLINGTON, DL1 1BH

**£200,000**

An impressive and spacious THREE BEDROOM detached home The property is beautifully maintained throughout, has the benefit of gas central heating and uPVC double glazing .

The location within the Eastbourne area is ideally placed for the local shops and supermarkets of the area, there are schools on hand and regular bus services. Along with a park, access to a large retail park and excellent transport links.



**ENTRANCE PORCH**

A UPVC entrance door opens into the entrance porch which in turn opens into the Lounge.

**LOUNGE**

A spacious reception room having a UPVC window to the front aspect and the staircase leading to the first floor. There is access into the Kitchen and Dining area.

**DINING AREA**

A generous size easily accommodating a large family dining table and having UPVC french doors opening to the side of the property , the room is open plan to the kitchen.

**KITCHEN**

Fitted with an ample range of white wall, floor and drawer cabinets with complimentary red worksurfaces and splashbacks with stainless steel sink unit. The integrated appliances includes a gas hob , electric double oven and microwave. The room leads through to the conservatory.

**CONSERVATORY**

A superb addition to the home enhancing the living accommodation to the ground floor further and a great space in which to enjoy the garden whatever the weather with UPVC french doors leading out.

**FIRST FLOOR LANDING**

Leading to all three bedrooms and bathroom/wc.

**BEDROOM ONE**

A spacious master bedroom having a UPVC window to the front aspect and benefitting from fitted wardrobes.

**BEDROOM TWO**

A generous double bedroom , this time having a UPVC window to the rear.

**BEDROOM THREE**

A sizeable single room having a UPVC window to the side.

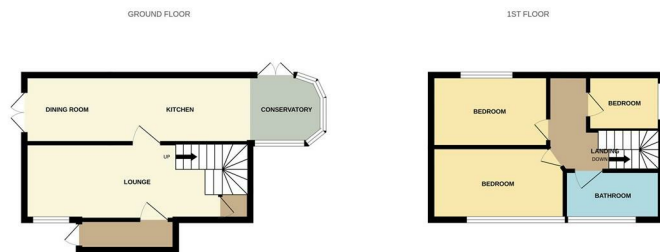
**BATHROOM/WC**

Fitted with a white suite to include a p-shaped bath with over the bath waterfall shower. The WC and hand basin are situated within a handy vanity storage unit.

**EXTERNALLY**

The front of the property is enclosed by a small brick built wall being accessed via wrought iron pedestrian gate. To the side of the property there is a Garage which measures (16'2ft x 13'8ft) and a driveway to allow for off-street parking.

The rear garden is decked with a small pond making a lovely feature.



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 information purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee is given as to their operability or efficiency can be given. Plans made with AutoCAD 2008

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

