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ESTATE AGENTS

**10 Muirkirk Grove, Darlington, County Durham, DL1 3TL**  
**Offers In Excess Of £259,700**



# 10 Muirkirk Grove, Darlington, County Durham, DL1 3TL

We have pleasure in offering for sale this immaculately presented FOUR BEDROOM DETACHED PROPERTY is located within a quiet cul de sac within this residential development in the Whinfield area of Darlington. Ideally situated for supermarket, GP's surgery, popular schools and allowing easy access to the both the A1 and the A66. The property benefits from gas central heating, upvc double glazing, gardens to the front and rear and off street parking. The home would suit a variety of purchasers and viewing is highly recommended .

## RECEPTION HALLWAY

The entrance door opens into the reception hallway which has access into the Lounge and the staircase leading to the first floor is situated here.



## LOUNGE

**13'07 x 17'03 (4.14m x 5.26m)**

Having a UPVC bay window to the front aspect with feature fireplace to add a focal point to the room with gas fire. There are internal double doors leading to the dining room.

## DINING ROOM

**9'02 x 9'04 (2.79m x 2.84m)**

Easily accommodating a large family dining table with access into the Kitchen and UPVC french doors leading out.



## KITCHEN

**10'02 x 10'06 (3.10m x 3.20m)**

Fitted with an ample range of oak effect wall floor and drawer cabinets with complimentary worksurfaces and stainless steel sink unit. There is a UPVC window overlooking the rear garden. The integrated appliances include a gas oven and hob with stainless steel extractor hood. There is access from the kitchen to the utility room and garage via and internal door.

## UTILITY ROOM

A handy addition to any family home , being fitted with cabinets and worksurfaces. There is plumbing for an automatic washing machine a door leading to the ground floor WC and access into the rear garden.

## WC

Having a Upvc double glazed window to the side, low level wc, wash hand basin.



## FIRST FLOOR LANDING

Leading to all four bedrooms and bathroom/wc.

## BEDROOM ONE

**11'10 x 12'10 (3.61m x 3.91m)**

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

## ENSUITE

Upvc double glazed window to the side, fitted with a suite comprising shower cubicle, low level wc, wash hand basin

## BEDROOM TWO

**8'07 x 10'05 (2.62m x 3.18m )**

A further double bedroom , this time having two Upvc double glazed windows to the front and built in wardrobes .

### BEDROOM THREE

8'01 x 9'09 (2.46m x 2.97m)

A sizeable single room having a UPVC window to the rear and fitted sliding door wardrobes.

### BEDROOM FOUR

7'02 x 6'07 (2.18m x 2.01m)

A sizeable room with a UPVC window.

### BATHROOM/WC

Having a Upvc double glazed window to the rear, fitted with a white suite comprising panelled bath with shower over, hand basin, low level wc, tiled floors and floors.

### EXTERNALLY

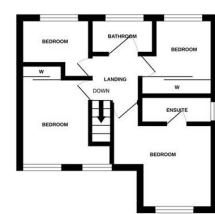
The front of the property has been designed for ease of maintenance being paved and pebbled to allow for off street parking which sits just in front of the garage with up and over door.

The rear garden is mainly laid to lawn with a paved patio seating area and handy storage shed.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements are approximate and no dimensions should be relied upon for legal purposes. This plan is for descriptive purposes only and should not be used as such by any person without the express written permission of the vendor. Any person using this plan does so at their own risk.

Mode with Designex 2000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D	68	
(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.

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