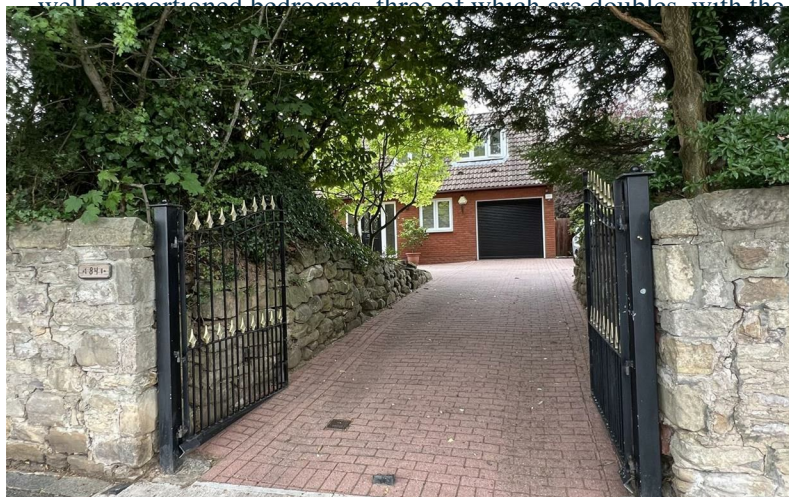




84 MILBANK ROAD, DARLINGTON, DL3 9NR

Offers In The Region Of £435,000

Situated in the prestigious West End of Darlington, this impressive four-bedroom detached family home occupies a superbly private plot set well back from the road, accessed via double wrought iron gates opening onto a generous driveway providing parking for five or more vehicles and leading to an integral garage with electric roller door. The extensive rear garden is a true highlight, featuring a well-kept lawn, expansive patio area, and a purpose-built garden tiki bar – perfect for entertaining. Inside, the spacious and versatile accommodation comprises a welcoming hallway, a sizable lounge with front aspect window, a dining room overlooking the garden, and a large, high-quality fitted kitchen with separate utility room. A ground floor WC and additional snug/playroom to the front provide ideal space for home working or a dedicated children's area. To the first floor, there are four well-proportioned bedrooms, three of which are doubles, with the master boasting an en suite shower room and WC, alongside a



HOME OFFICE
8'7 x 7'07 (2.62m x 2.31m)

DINING ROOM
12'01 x 11'03 (3.68m x 3.43m)

KITCHEN
21'04 x 12'05 (6.50m x 3.78m)

UTILITY
8'9 x 8'03 (2.67m x 2.51m)

GARAGE
16'05 x 7'10 (5.00m x 2.39m)

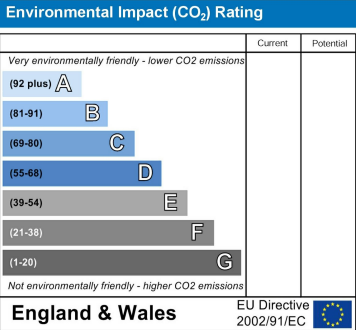
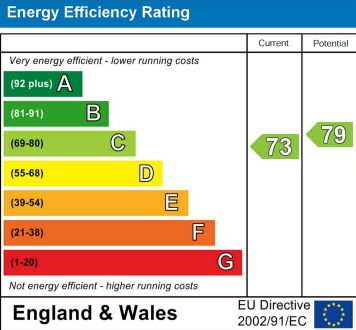
BEDROOM TWO
12'02 x 10'03 (3.71m x 3.12m)

BEDROOM THREE
10'03 x 7'08 (3.12m x 2.34m)

BEDROOM FOUR
9'11 x 7'09 (3.02m x 2.36m)

BEDROOM ONE
12'00 x 10'01 (3.66m x 3.07m)

BATHROOM
9'1 x 6'07 (2.77m x 2.01m)



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.

