



Milbank Court, Darlington, DL3 9PF
3 Bed - House - Semi-Detached
£225,000

Council Tax Band: C
EPC Rating: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Milbank Court, DL3 9PF

*** IDEAL FOR FIRST TIME BUYER OR INVESTOR ***
*** NEW BOILER INSTALLED IN 2024 ***

On the market with Smith & Friends, this lovely three bedroom semi-detached property, located within the sought after West End area of Darlington. Close to local amenities and good transport links, making this in our opinion an ideal purchase for first time buyer or investor.

The property briefly comprises of; entrance porch, leading to a spacious entrance hall, downstairs wc, open-plan living / diner, good sized kitchen leading to a utility room.
The first floor provides a landing, with three double bedrooms, and a modern family bathroom.

Externally, you will find a low maintenance front garden, with single driveway and integral garage, whilst the rear garden benefits from a patio area and well maintained lawn.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.



GROUND FLOOR

Entrance Porch
9'10" x 2'6" (3.01m x 0.78m)

Entrance Hall
5'4" x 12'4" (1.64m x 3.77m)

Downstairs WC
4'8" x 6'0" (1.43m x 1.84m)

Living Room
10'3" x 17'7" (3.13m x 5.37m)

Dining Room
10'11" x 7'10" (3.34m x 2.40m)

Kitchen
8'0" x 16'10" (2.44m x 5.15m)

Utility Room
6'9" x 7'11" (2.07m x 2.43m)

FIRST FLOOR

Landing
3'10" x 9'9" (1.18m x 2.98m)

Bedroom 1
10'4" x 14'7" (3.16m x 4.45m)

Bedroom 2
8'0" x 17'0" (2.45m x 5.19m)

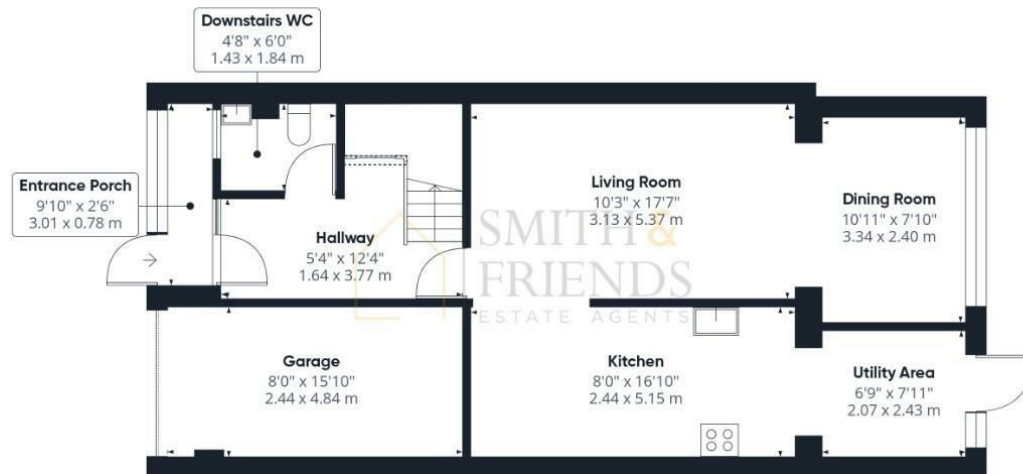
Bedroom 3
8'0" x 13'2" (2.45m x 4.03m)

Family Bathroom
10'5" x 5'11" (3.20m x 1.81m)

SINGLE INTEGRAL GARAGE
8'0" x 15'10" (2.44m x 4.84m)







Ground Floor



Floor 1



Approximate total area^m

1252 ft²
116.2 m²

Reduced headroom

2 ft²
0.1 m²

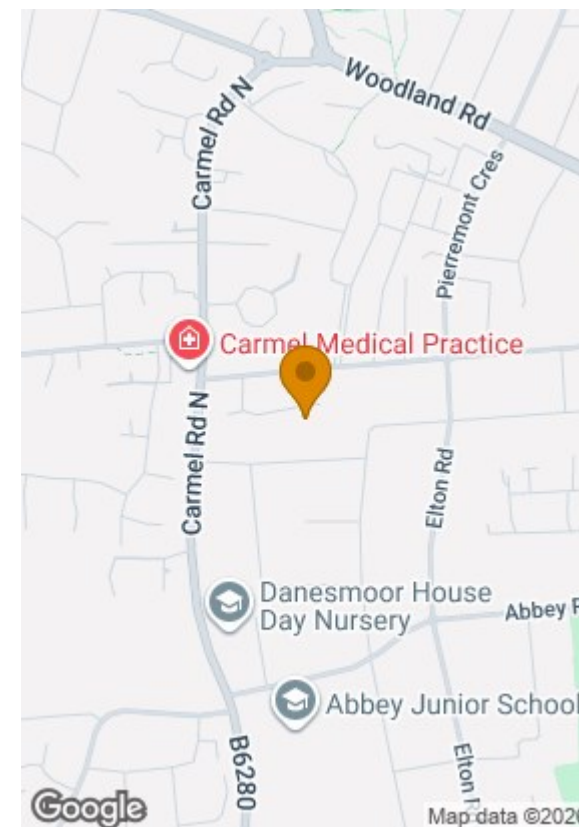
(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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