



Mcmullen Road

Darlington DL1 1BW

Offers Over £155,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Mcmullen Road

Darlington DL1 1BW



- Three Bedroom Semi-Detached Property
- Garden to Rear
- Viewing Recommended

- Eastbourne Area of Darlington
- Very Well Presented
- Excellent Travel & Transport Links

- Off Street Parking and Garage
- Close to Local Shops, Schools and Amenities
- Council Tax Band B

In the Eastbourne area of Darlington, this charming semi-detached house offers a perfect blend of comfort and convenience for families. With three well-proportioned bedrooms, this property is ideal for those seeking a spacious family home. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The property boasts a well-appointed bathroom, ensuring that the needs of the household are met with ease. One of the standout features of this home is the off-street parking, which is a rare find in this area. Additionally, the garage offers extra storage space or the potential for a workshop, catering to various lifestyle needs.

Situated on McMullen Road, residents will enjoy easy access to local amenities, making daily errands and leisure activities a breeze. The surrounding neighbourhood is known for its friendly community and excellent transport links, providing a convenient base for commuting or exploring the wider region.

This three-bedroom family home is a fantastic opportunity for those looking to settle in a vibrant area of Darlington. With its practical features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your new home.

Entrance Hall

Composite door to front, staircase to first floor landing with storage cupboard under and radiator.

Lounge

12'4 x 10'11 (3.76m x 3.33m)

Upvc double glazed bow window to front and radiator.

Kitchen / Diner

18'9 x 11' (5.72m x 3.35m)

Upvc double glazed window and double doors to rear with upvc door to side. Open aspect room with kitchen area having fitted wall, base and drawer units, stainless steel sink with mixer tap and spray. Integrated gas hob with oven, space for a dishwasher. To the dining area there is ample space for a dining table and chairs with storage into alcoves and spotlights to ceiling. Access to utility area.

Utility Area / W.C

Upvc double glazed window to side, space for a washing machine and tumble dryer. Radiator.

First Floor Landing

Upvc double glazed window to side, access to boarded loft via drop down ladder.

Bedroom One

12'4 x 10'10 (3.76m x 3.30m)

Upvc double glazed bow window to front and radiator.

Bedroom Two

11'4 x 11' (3.45m x 3.35m)

Upvc double glazed window to rear and radiator.

Bedroom Three

8' x 7'10 (2.44m x 2.39m)

Upvc double glazed window to front and radiator.

Bathroom

Two Upvc double glazed obscure windows to rear, panelled bath with shower over and screen. wall mounted wash hand basin and low level w.c. Spotlights to ceiling and part panelled pvc walls.

Externally

To the front is mainly laid to paving with a driveway for off street parking, leading to the detached garage and rear garden.

To the rear the enclosed garden is mainly paved with a lawn area and storage shed.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,940

Conservation Area No

Flood Risk Very low

Floor Area 882 ft 2 / 82 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

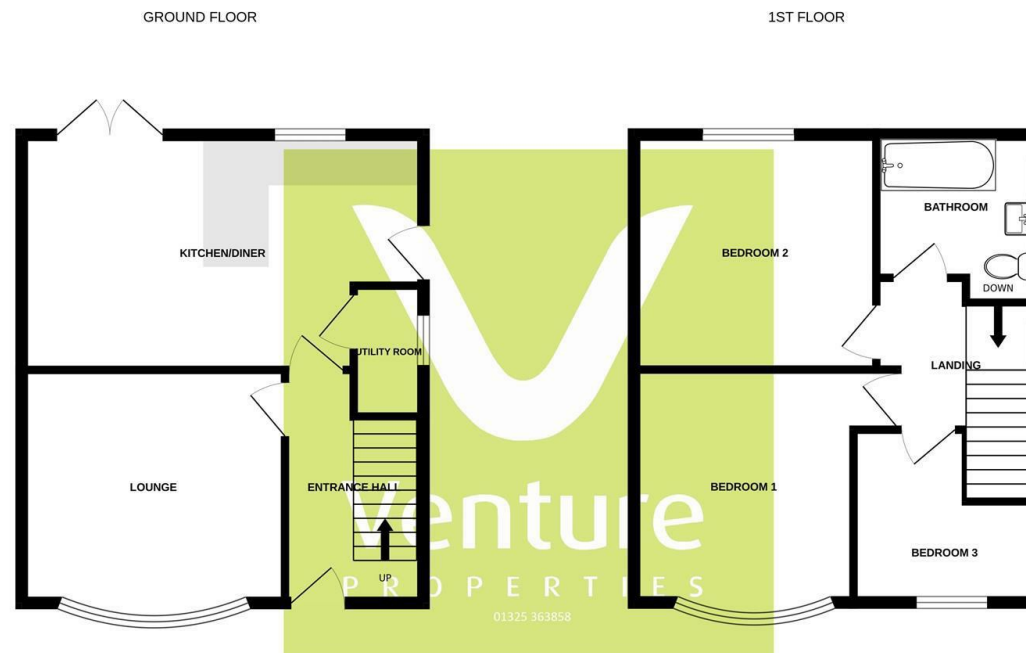
Sky

Virgin

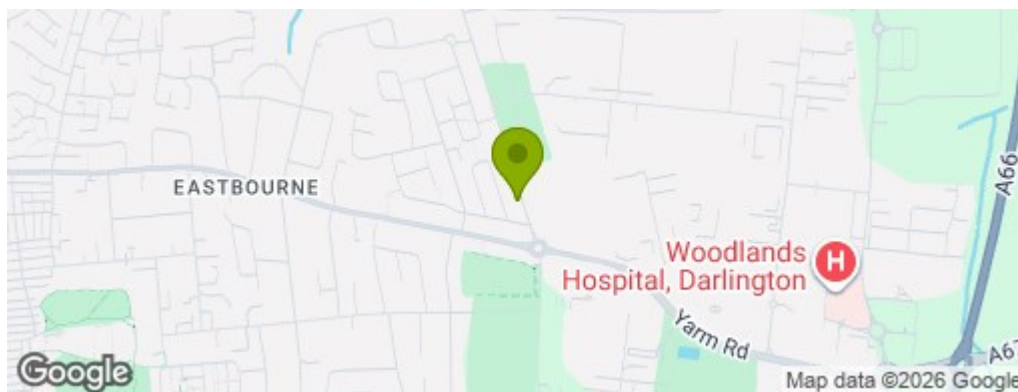
Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

www.venturepropertiesuk.com



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.
Made with Metropix ©2020



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com