



Kirkfield Road

Darlington DL3 0AG

£190,000





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.



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- Three Bedroom Property
- Garage
- Council Tax Band C

- Popular Harrowgate Hill Area of Darlington
- Close to Motorway Links
- Epc Rating D

- Off Street Parking
- Gardens to Front & Rear
- Very Well Presented Throughout

Kirkfield Road in Darlington, this well-presented semi-detached house offers a delightful family home with ample space and modern conveniences. Boasting three bedrooms, this property is perfect for families or those seeking extra room for guests or a home office.

The heart of the home features a welcoming reception room, ideal for relaxation and entertaining. The property is complimented by gardens to both the front and rear, providing a lovely setting for outdoor activities or simply enjoying the fresh air. The front garden adds to the property's curb appeal, while the rear garden offers a private retreat for family gatherings or quiet evenings.

Parking is a breeze with a driveway for off-street parking and a garage, making it convenient for families with multiple cars or visitors.

Located in the desirable Harrowgate Hill area, this home is well-positioned for local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a vibrant community. This property truly represents a wonderful opportunity to acquire a comfortable and stylish family home in Darlington.

Entrance Hall

Composite door to front, staircase to first floor landing and radiator.

Ground Floor Cloaks

With w.c and wash hand basin.

Lounge/Diner

21'10 x 11'11 (6.65m x 3.63m)

Upvc double glazed window to front, coving to ceiling, open aspect to dining area. Feature electric fire in surround, two radiators and sliding doors to rear.

Kitchen

9'10 x 8'9 (3.00m x 2.67m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, five ring gas hob with eye level oven. Integrated dishwasher, fridge and washing machine. Radiator and Upvc door to side.

First Floor Landing

Upvc double glazed window to side, double storage cupboard and radiator. Access to loft.

Bedroom One

11'6 x 10 (3.51m x 3.05m)

Upvc double glazed window to front, fitted wardrobes with mirrored doors and radiator.

Bedroom Two

10'5 x 10 (3.18m x 3.05m)

Upvc double glazed window to rear, fitted wardrobes with mirror and sliding doors. Radiator.

Bedroom Three

8'11 x 7'11 (2.72m x 2.41m)

Upvc double glazed window to front, free standing wardrobe and radiator.

Bathroom

Two Upvc double glazed obscure windows to rear, P shaped bath with shower over and screen, w.c, wash hand basin, wall mounted storage unit, spotlights to ceiling and radiator.

Externally

To the front there is off street parking and access to rear garden and garage. To the rear is mainly laid to lawn with a generous patio area.

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,108
Conservation Area No
Flood Risk Very low
Floor Area 807 ft 2 / 75 m 2

Plot size 0.06 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
5 Mbps
Superfast
56 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

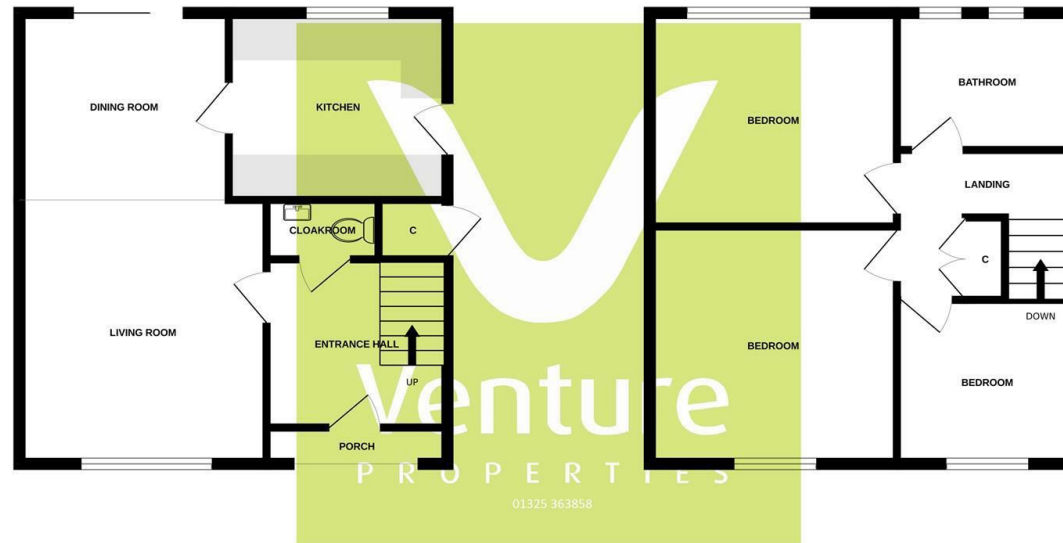
BT
Sky
Virgin

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.

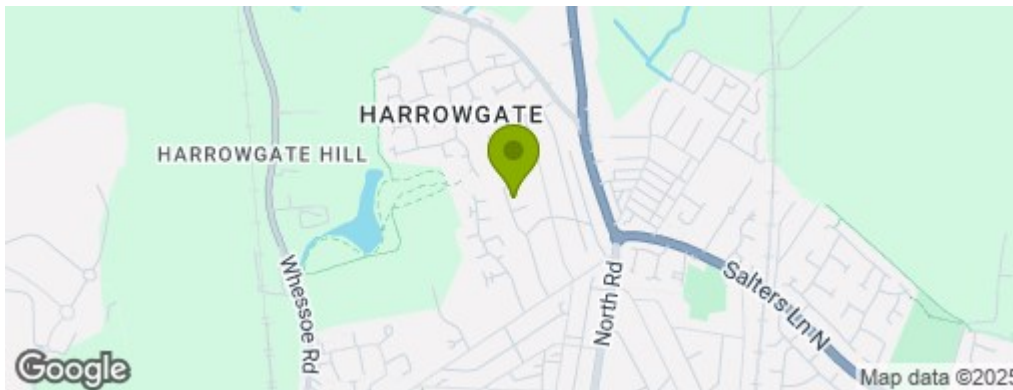
GROUND FLOOR

1ST FLOOR



46 KIRKFIELD ROAD

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.
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