



11 KILMARNOCK ROAD, DARLINGTON, DL1 3PN

Offers In The Region Of £165,000

Situated on the popular Kilmarnock Road in Darlington, this attractive semi-detached property offers well-proportioned accommodation and would make an ideal family home.



The ground floor provides a welcoming lounge to the front, featuring a characterful fireplace and window overlooking the front aspect. To the rear is a well-appointed kitchen/diner, providing an excellent space for everyday family life and entertaining, with bi-folding doors opening directly onto the rear garden.

To the first floor are three well-proportioned bedrooms, offering comfortable accommodation for families, couples or those requiring additional space for guests or home working. The accommodation is completed by a family bathroom.

Externally, the property benefits from an attractive frontage with a driveway providing off-street parking. To the rear is a generous garden offering a combination of lawned and patio areas, together with a garage, providing useful additional storage or parking.

Kilmarnock Road is conveniently positioned for access to a range of local amenities, well-regarded schools and transport links, making this an appealing location for those looking to enjoy the convenience of Darlington living.

An excellent opportunity to acquire a well-proportioned three-bedroom semi-detached home, offering versatile accommodation, generous outside space and plenty of scope to make it your own

Whinfield is a popular and well-established residential area of Darlington, particularly appealing to families and those looking for a convenient setting with a good range of local amenities close at hand. The area benefits from local schools, everyday shopping facilities and medical services, while regular bus services provide convenient links into Darlington town centre and surrounding areas. The area is also home to Whinfield Primary, with further educational facilities available nearby, making this a convenient and well-connected location for modern family living.

TENURE: FREEHOLD
COUNCIL TAX BAND: B

LOUNGE
11'6" x 14'2" (3.53m x 4.34m)

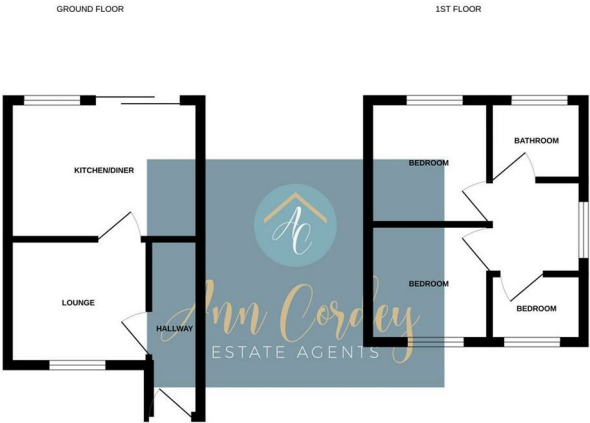
KITCHEN/DINER
10'2" x 15'1" (3.10m x 4.60m)

BEDROOM ONE
8'3" x 15'10" (2.54m x 4.83m)

BEDROOM TWO
6'0" x 10'11" (1.85m x 3.35m)

BEDROOM THREE
8'5" x 9'3" (2.57m x 2.82m)

BATHROOM
5'10" x 6'0" (1.80m x 1.84m)



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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