



Malim Road
Darlington DL1 1BG
£140,000





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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Malim Road

Darlington DL1 1BG



- Two Bedroom Semi-Detached Property
- Very Well Presented
- Council Tax Band B

- Eastbourne Location of Darlington
- Easy Access to Travel and Transport
- EPC Rating D

- Off Street Parking
- Within Walking Distance to A Variety of Amenities
- Well Presented

In the desirable Eastbourne area of Darlington, this charming two-bedroom semi-detached house on Malim Road presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The well-proportioned bedrooms offer a peaceful retreat, while the bathroom is conveniently located to serve the household's needs. One of the standout features of this home is the enclosed garden to the rear, perfect for enjoying outdoor activities or simply unwinding in a private setting.

Additionally, the property benefits from off-street parking for two vehicles, ensuring convenience and ease for residents and visitors alike. Priced to sell, this semi-detached house is an attractive option for anyone looking to settle in a friendly neighbourhood with excellent local amenities.

Do not miss the chance to make this delightful property your own.

Entrance Hall

Door to side and staircase to first floor landing.

Lounge

14'9 x 11 (4.50m x 3.35m)

Upvc double glazed bow window to front, coving to ceiling, fireplace with multi fuel log burner and radiator.

Dining Room

14'8 x 13'5 (4.47m x 4.09m)

Upvc double glazed window to rear, coving to ceiling, under stairs storage cupboard and radiator.

Kitchen

10'8 x 8'11 (3.25m x 2.72m)

Upvc double glazed windows to side and rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap and space for the following. Cooker, washing machine, fridge and freezer. Coving to ceiling and fixed stainless steel extractor hood and splashback. Door to side, part tiled walls and radiator.

First Floor Landing

Bedroom One

14'9 x 11 (4.50m x 3.35m)

Upvc double glazed bow window to front and radiator.

Bedroom Two

11'5 x 8'4 (3.48m x 2.54m)

Upvc double glazed window to rear, part panelled feature wall, fitted wardrobes and radiator.

Bathroom

Upvc double glazed obscure window to rear, fitted with corner bath with shower over, wash hand basin, low level w.c and radiator.

Externally

To the front there is a driveway providing off street parking and gated access to the rear. There is also a pebbled garden area.

To the rear you will find an enclosed garden with both decking area and artificial, low maintenance lawn.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,940

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

C2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

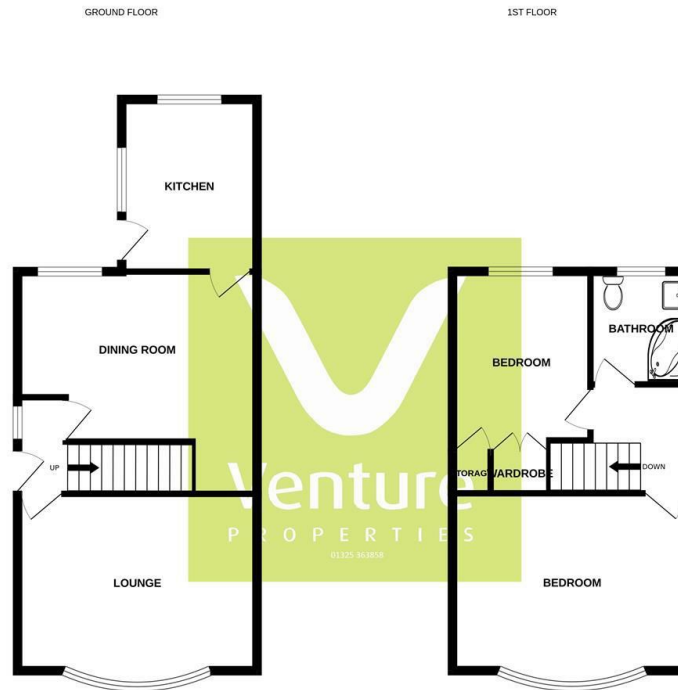
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Sky

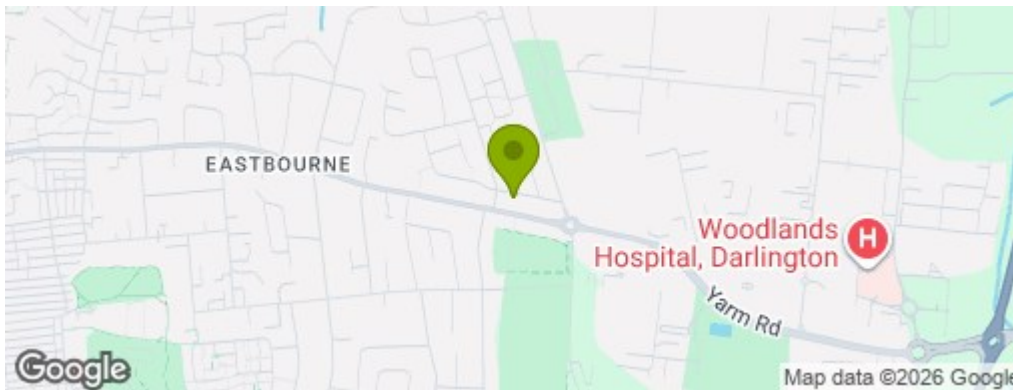
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Note

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.



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 errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are shown as best as they can be shown and no guarantee as to their operability or efficiency can be given.
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