



**Mcmullen Road**

Darlington DL1 1DA

**£150,000**



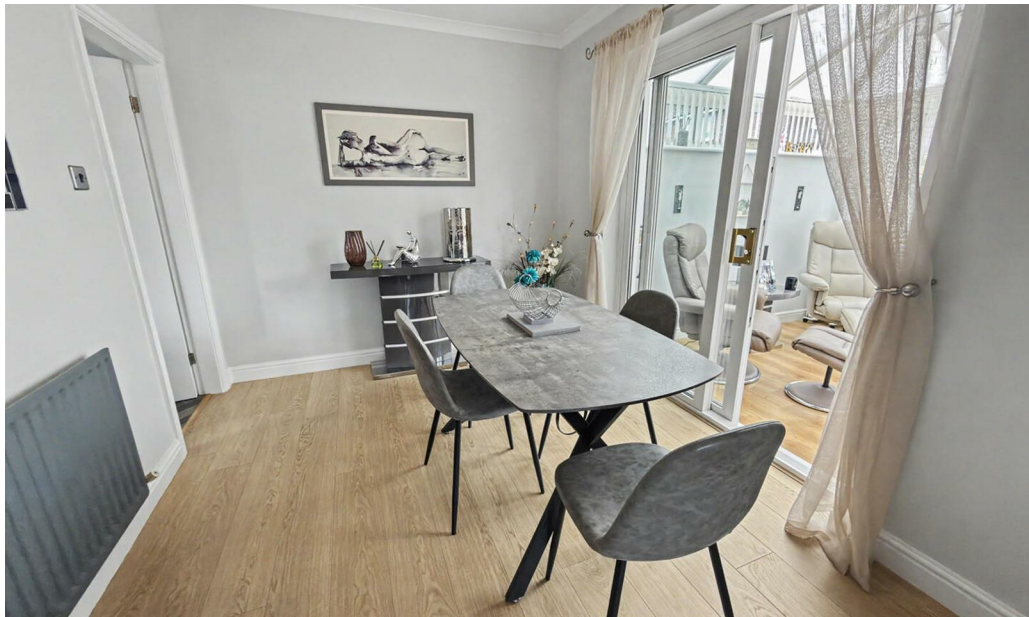
**Venture**  
PROPERTIES



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# Mcmullen Road

## Darlington DL1 1DA



- Spacious 3-bedroom semi-detached house
- Off-street parking available
- EPC grade tbc

- Lounge, dining room, and conservatory
- Excellent transport links and commuting facilities on hand
- Council tax band B

- Large plot with front, side, rear gardens
- Close to local schools, parks and shops
- Must be seen internally, stunning interior

Nestled on the charming Mcmullen Road in Darlington, this stunning semi-detached house offers a delightful blend of space and comfort, making it an ideal family home. With three generously sized bedrooms, this property provides ample accommodation for both relaxation and entertaining.

Upon entering, you are greeted by a welcoming lounge that flows seamlessly into a dining room, perfect for hosting family meals or gatherings with friends. The well-appointed kitchen is designed for practicality and ease, while the adjoining conservatory invites natural light, creating a bright and airy atmosphere throughout the home.

The property boasts a large plot, featuring beautifully maintained gardens to the front, side, and rear, providing a wonderful outdoor space for children to play or for gardening enthusiasts to indulge their passion. Additionally, off-street parking for two vehicles ensures convenience for you and your guests.

This semi-detached house is not only spacious but also offers a warm and inviting environment that must be seen internally to be fully appreciated. With its excellent location and thoughtful layout, this property is a fantastic opportunity for those seeking a comfortable and stylish home in Darlington. Do not miss the chance to make this lovely house your new home.

### Hallway

With front door, stairs to the first floor, useful store cupboard, and access to the lounge.

### Lounge

132 x 122 (4.01m x 3.71m)

Situated to the front of the property is a well presented room with double glazed window to the front aspect, feature fireplace, incorporating fire and access leading into the dining room.

### Dining Room

105 x 80 (3.18m x 2.44m)

Situated to the rear of the property with feature flooring, gas and leading radiator, doors opening up into the conservatory, open aspect to the side leading into the pleasing Kitchen.

### Kitchen

91 x 81 (2.77m x 2.46m)

Situated to the rear of the property with a modern range of wall, floor and drawer units with contrasting work surfaces, integrated oven and hob, integrated fridge and freezer, plumbing connections for a washing machine, double glazed window to rear elevation and rear back door.

### Conservatory

75 x 92 (2.26m x 2.79m)

Situated of the dining room a useful conservatory overlooking the pleasing rear garden with double glazed windows and French doors opening out.

### First Floor Landing

With double glazed window to side elevation and linen store cupboard.

### Bedroom 1

1010 x 1010 (3.30m x 3.30m)

An excellent sized double bedroom with double glazed window gas and radiator and fitted cupboard.

### Bedroom 2

115 x 81 (3.48m x 2.46m)

Situated to the rear of the property, being another good double size bedroom with double glazed window, gas central radiator and two fitted cupboards.

### Bedroom 3

88 x 77 (2.64m x 2.31m)

Situated to the front of the property with double glass window and gas central heating radiator.

### Shower Room

The shower room is practical and well-appointed, featuring a corner shower enclosure with glass doors, a pedestal sink and a toilet. Two frosted windows ensure privacy while allowing natural light to brighten the room. Wall tiles in neutral tones and a heated towel rail complete the space.

### Front Exterior

At the front, the property enjoys a neat, low-maintenance garden with a gravel driveway alongside a paved path leading to the front door. The brick exterior and green front door contribute to a classic and well-cared-for appearance, framed by some low planting and a painted boundary wall. Off street parking leading to rear access to the rear garden.

### Rear Garden

The rear garden is well-maintained and features a paved patio area immediately outside the conservatory, ideal for outdoor seating and entertaining. Beyond this is a lawn bordered by mature shrubs and plants, enclosed by a dark wooden fence for privacy. This outdoor space offers a peaceful and private garden retreat.

### Tenure

#### 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: 0.06 acres  
Mobile coverage

EE  
Vodafone

Three  
O2  
Broadband

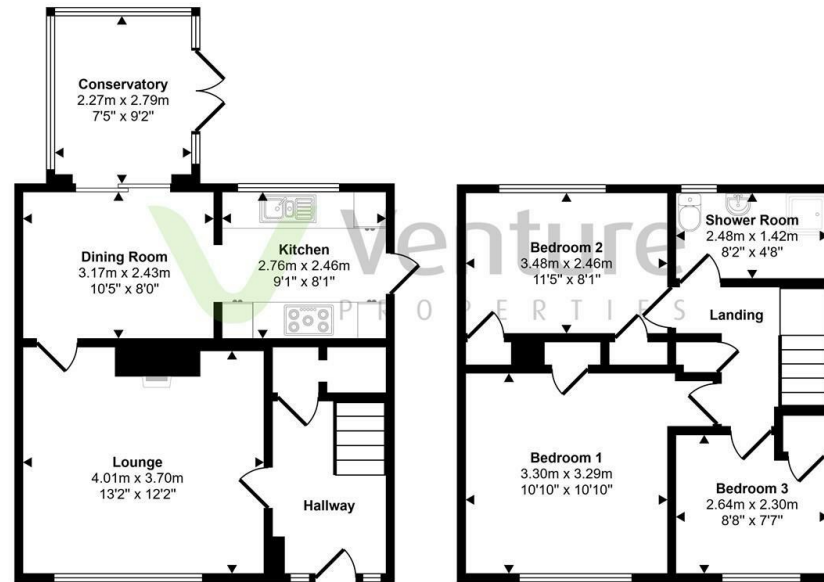
Basic  
4 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

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.

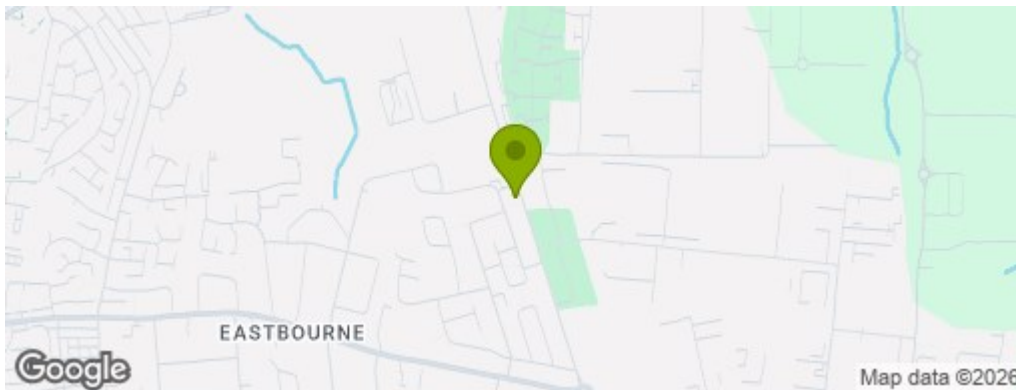
Approx Gross Internal Area  
84 sq m / 905 sq ft



Ground Floor  
Approx 45 sq m / 487 sq ft

First Floor  
Approx 39 sq m / 419 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Property Information

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