



37 KILMARNOCK ROAD, DARLINGTON, DL1 3PN

Offers In The Region Of £189,950

Occupying a pleasant position within the ever-popular Whinfield area of Darlington, this impressive three-bedroom semi-detached property offers spacious and versatile family accommodation, ideally suited to a variety of purchasers. The home enjoys easy access to local shops, well-regarded schools, everyday amenities and excellent transport links.

The property benefits from ample off-street parking, a car port and an enclosed private rear garden, whilst internally offering an abundance of living space rarely found in similar homes.

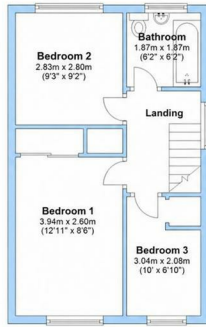
The accommodation briefly comprises: a welcoming entrance hallway, a comfortable lounge, separate dining room, fitted kitchen, and a conservatory overlooking the rear garden, currently utilised as an entertaining/bar area. In addition, there is a versatile playroom providing valuable extra living space.



Ground Floor



First Floor



For illustrative purposes only. Not to scale. Produced by HJ Cadplan Ltd. Plan produced using Planity.

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		
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England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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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