



33 MCMULLEN ROAD, DARLINGTON, DL1 1BW

Offers In The Region Of £130,000

Conveniently situated for a host of shops, amenities, bus services and excellent transport links we offer for sale a very well maintained TWO BEDROOMED semi-detached residence. The property is available with no onward.

Boasting two generous reception rooms and a kitchen extension to the ground floor. To the first floor there are two double bedrooms and bathroom/WC. Externally the property sits behind a brick built wall



The property has been a much loved home and has been well maintained, some attention is needed to update decor but the property is immaculately presented and in ready to move into order. Warmed by gas central heating and being fully double glazed.

TENURE: Freehold
COUNCIL TAX: B

RECEPTION HALLWAY

The entrance door to the side leads to the reception hallway which has the staircase to the first floor and access to the lounge and dining room.

LOUNGE
15'9" x 13'1" (4.81 x 4.00)

A sizeable reception room with a bay window to the front aspect and an oak feature fireplace as a focal point in the room with a gas living flame fire to cast a cosy glow.

DINING ROOM
12'3" x 11'1" (3.75 x 3.39)

Dining room or second sitting room this reception room accesses the kitchen and has sliding doors onto the rear patio. A good sized room also having a fireplace to the chimney breast with gas fire.

KITCHEN
7'1" x 6'4" (2.17 x 1.94)

The kitchen has a range of oak effect cabinets with complementing worksurfaces and stainless steel sink unit. There is an integrated double electric oven and gas hob with extractor hood. The room has been finished with tiled surrounds and has window to the rear and door to the side. There is also access to utility cupboard which has a fixed worksurface and plumbing for an automatic washing machine. The central heating boiler is also situated here.

FIRST FLOOR

LANDING
leading to both bedrooms and to the attic space.

BEDROOM ONE
15'9" x 12'7" (4.81 x 3.86)

A generous master bedroom with a walk in bay window overlooking the front aspect.

BEDROOM TWO
12'1" x 9'6" (3.70 x 2.90)

A further good sized double bedroom this time overlooking the rear aspect and having built in wardrobes.

BATHROOM/WC
With a panelled bath, pedestal handbasin and WC. The room is tiled and has a built in linen cupboard and a window to the rear.

EXTERNALLY
The front garden is enclosed by a brick built wall and has double wrought iron

gates for secure off street parking, this is in addition to a single brick built GARAGE (which measures 3.94 x 2.76) and has a roller door and apex roof. There is also a window and personnel door to the side and light and power. The rear garden has been designed for ease of maintenance and is a private space. There is a paved patio seating area and gravelled display.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of built, surface, volume and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The various systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 12/23

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.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

