



## 84 MARINA ROAD, DARLINGTON, DL3 0BA

### Offers In The Region Of £220,000

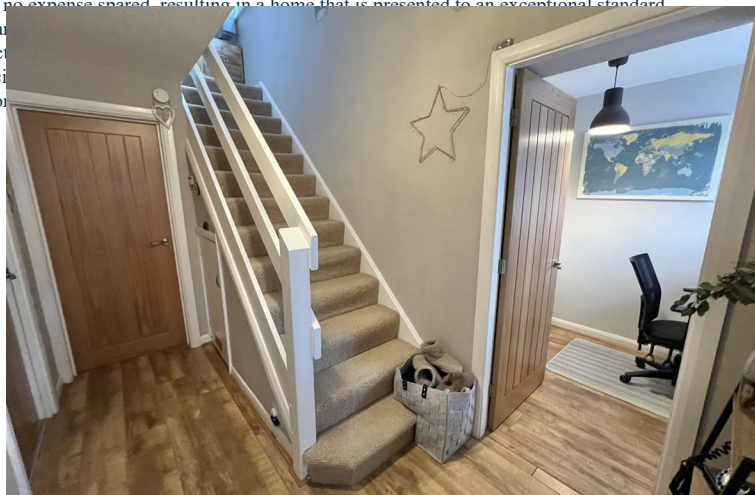
An extended and immaculately presented three-bedroom semi-detached home, thoughtfully improved by the current owners and further enhanced by an attic space accessed via a fixed staircase, providing excellent additional storage.

The property has been extended to the side to create a spacious Kitchen/Breakfast Room, a Study to the front, and a practical wet room/WC, making the layout both versatile and ideal for modern family living.

Internally, the accommodation briefly comprises: Entrance Hall and Inner Hallway, a front-facing Study/Office, and a generous Lounge which opens seamlessly into the Dining Room. The Dining Room in turn leads into the Garden Room, creating a superb open flow of living space ideal for both everyday use and entertaining. The Kitchen/Breakfast Room is of ample proportions and is fitted with a comprehensive range of wall, floor, and drawer units. The ground floor Wet Room/WC provides a particularly useful additional wash facility.

To the first floor, there are three bedrooms, two of which are doubles. The third bedroom houses the fitted staircase giving access to the attic space. The re-fitted Shower Room/WC features a modern suite comprising a walk-in shower cubicle, WC, and hand basin set within a stylish vanity unit.

Throughout, the property has been comprehensively upgraded by the current owners, with no expense spared, resulting in a home that is presented to an exceptional standard.





**HOME OFFICE**  
9'2 x 6'00 (2.79m x 1.83m)

**LOUNGE**  
13'6 x 10'02 (4.11m x 3.10m)

**DINING ROOM**  
11'08 x 8'10 (3.56m x 2.69m)

**GARDEN ROOM**  
11'05 x 11'10 (3.48m x 3.61m)


**WET ROOM**  
5'3 x 4'01 (1.60m x 1.24m)


**BEDROOM ONE**  
13'09 x 8'02 (4.19m x 2.49m)

**BEDROOM TWO**  
10'09 x 9'11 (3.28m x 3.02m)

**BEDROOM THREE**  
10'07 x 6'6 (3.23m x 1.98m )

**ATTIC ROOM**  
15'11 x 10'11 (4.85m x 3.33m)

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 not intended and no guarantee shall be given without a written contract.

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.

