



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.

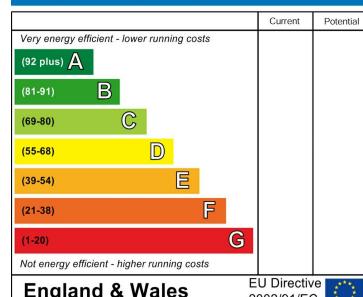
Internally, the accommodation briefly comprises: Entrance Hall and Inner Hallway, a front-facing Study/Office, and a generous Lounge which opens seamlessly into the Dining Room. The Dining Room in turn leads into the Garden Room, creating a superb open flow of living space ideal for both everyday use 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

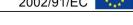
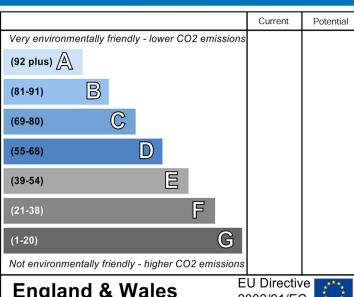
features a modern suite comprising a walk-in shower cubicle, WC, and hand basin set within a stylish vanity unit.

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.

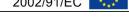


HOME OFFICE**9'2 x 6'00 (2.79m x 1.83m)****LOUNGE****13'6 x 10'02 (4.11m x 3.10m)****DINING ROOM****11'08 x 8'10 (3.56m x 2.69m)****GARDEN ROOM****11'05 x 11'10 (3.48m x 3.61m)****WET ROOM****5'3 x 4'01 (1.60m x 1.24m)****BEDROOM ONE****13'09 x 8'02 (4.19m x 2.49m)****BEDROOM TWO****10'09 x 9'11 (3.28m 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****England & Wales**

EU Directive 2002/91/EC

**Environmental Impact (CO₂) Rating****England & Wales**

EU Directive 2002/91/EC



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 are provided for reference only. Prospective buyers are advised to make their own arrangements to verify the dimensions of any room or item. Prospective purchasers: The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order.

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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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