



**\*\* LARGER THEN AVERAGE SEMI DETACHED \*\* \*\* GENEROUS REAR GARDEN \*\***  
**\*\* EVER POPULAR EASTBOUNRE AREA \*\* \*\* GARDEN ROOM EXTENSION \*\***  
**\*\* VIEWINGS STRONGLY RECOMMENDED \*\***

We have pleasure in marketing this extremely well cared for extended three bedroom, three reception room, semi detached property located within walking distance of the Town centre and Darlington train station.

The delightful garden room extension provides further ground floor accommodation with French doors opening to a patio area perfect for alfresco dining.

The large rear garden will certainly not fail to impress and must be viewed to be appreciated. There are two excellent main reception rooms in addition to the garden room perfect for a growing family. Well appointed kitchen, three bedrooms to the first floor, two doubles and a good size single, and a bathroom with well appointed white suite.

Robinsons Tees Valley Darlington. Telephone Number 01325 484440 Email Address - [darlington@robinsonsteesvalley.co.uk](mailto:darlington@robinsonsteesvalley.co.uk).

**Milton Street, Darlington, DL1 4ET**  
**3 Bedroom - House - Semi-Detached**  
**Offers In The Region Of £175,000**  
**EPC Rating: E**  
**Tenure: Freehold**  
**Council Tax Band: A**

**ROBINSONS**  
 SALES • LETTINGS • AUCTIONS *Tees Valley*



## Milton Street, Darlington, DL1 4ET

The home benefits from uPVC double glazing and gas central heating via a Baxi Combi boiler. It is a wonderfully welcoming and relaxed family home in excellent decorative order throughout and in our opinion will certainly appeal to a variety of buyers.

### GROUND FLOOR

Light and airy hallway, giving an excellent first impression with useful under stairs, storage cupboard and open spindle balustrade leading to the first floor. Dining room to the front with feature fireplace and bay window flooding the room with natural light. From the dining room there are doors leading to the lounge, with patio door, leading to the garden room extension, which is fully uPVC double glazed with tiled flooring and French doors to the garden. To complete the ground floor there is a fitted kitchen providing a good range of wall and base units with laminate work surfaces, incorporating a stainless steel sink unit with mixer tap, cooker point and wall mounted boiler.

### FIRST FLOOR

Landing with window to the side elevation and hatch with ladder, allowing loft access. Three well dressed bedrooms, the master enjoying a built-in wardrobe. To complete the accommodation is a lovely bathroom with panelled bath with overhead shower, wash hand basin and W/C.

### EXTERNALLY

The home commands an excellent, sizeable plot with a thorough viewing recommended to appreciate the size. There is a small gravelled area to the front garden along with a driveway for off street parking. Pedestrian access leads to the rear garden which is an excellent place to relax and unwind during those warmer months which is laid to lawn and has a garden shed, paved patio area and fruit trees.

### ENTRANCE HALLWAY

### DINING ROOM

11'10" x 11'0" (3.62 x 3.37)

### LOUNGE

11'10" x 12'5" (3.62 x 3.81)

### GARDEN ROOM

10'2" x 15'4" (3.10 x 4.69)

### KITCHEN

5'4" x 13'11" (1.65 x 4.25)

### FIRST FLOOR

### BEDROOM

11'10" x 12'4" (3.62 x 3.78)



Milton Street, Darlington, DL1 4ET

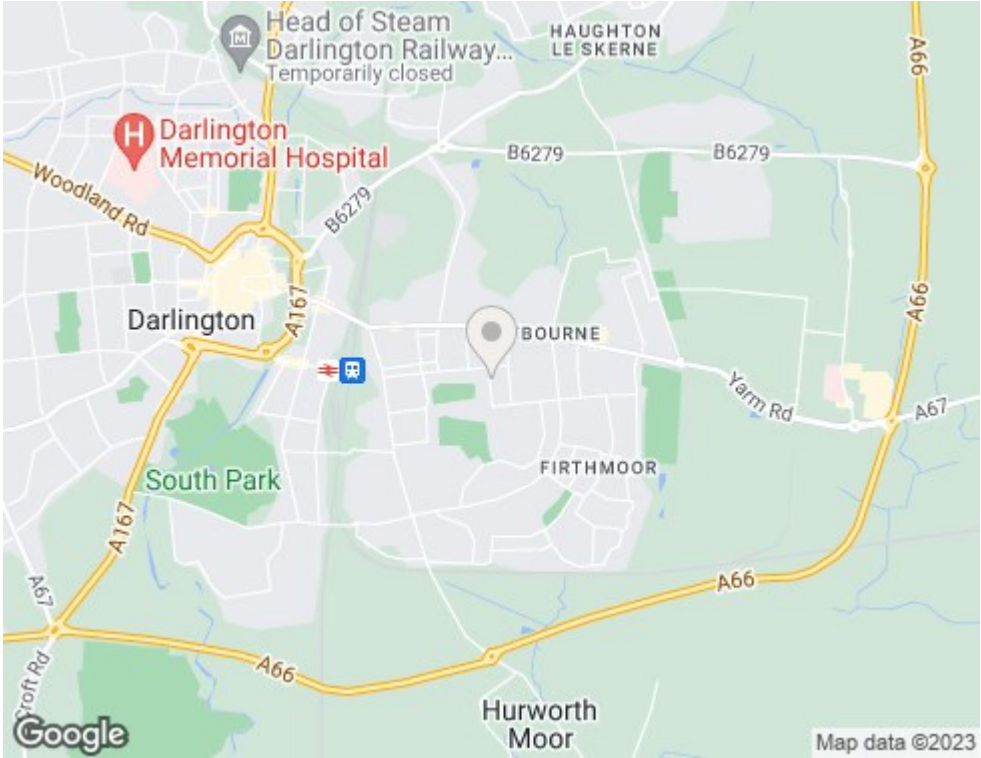
BEDROOM  
9'11" x 11'1" (3.03 x 3.39)

BEDROOM  
7'9" x 7'10" (2.38 x 2.39)

BATHROOM/W.C

REAR GARDEN

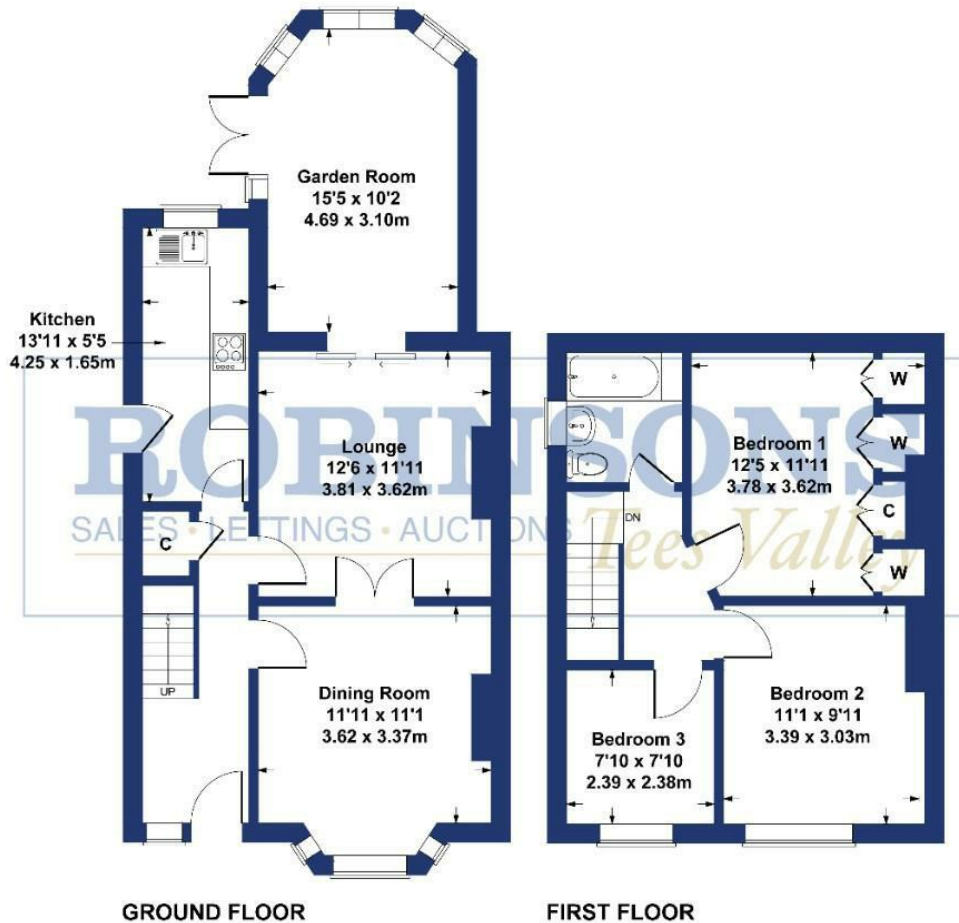
FRONT ELEVATION



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.



**Milton Street**  
Approximate Gross Internal Area  
1076 sq ft - 100 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	51	
(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		

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