



**\*\* VIRTUAL TOUR AVAILABLE \*\***

**\*\* HIGHLY POPULAR WHINFIELD AREA \*\*\* GROUND FLOOR EXTENSION \*\***

**\*\* GENEROUS DRIVEWAY and GARAGE \*\* \*\* VIEWINGS STRONGLY RECOMMENDED \*\***

Brought to the market with NO ONWARD CHAIN we anticipate demand to be high for this well cared for, two bedroom, two reception room, semi detached property pleasantly positioned in this popular part of Darlington. It lies within easy reach of local amenities, schooling and transport links to the A1(M) and A66. It will certainly appeal to a variety of buyers including a first time buyer, small family or as an investment opportunity.

The fantastic extension gives further ground floor accommodation and a second reception room, ideal for entertaining family and friends. The home is in need of some updating which has been reflected within the asking price however, has been well maintained over the years benefitting from uPVC double glazing, cavity wall insulation, new roof extension (2022) and gas central heating via a Glow Worm combi boiler which was refitted in 2022. Gardens to both front and rear are considered relatively low maintenance and the home is in good decorative order throughout. We certainly have no hesitation in recommending an internal viewing at your earliest opportunity to appreciate what this home has to offer.

Please Note: Council tax band B. Freehold basis. EPC rating D

Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

**Kilmarnock Road, Darlington, DL1 3PN**

**2 Bedroom - House - Semi-Detached**

**Offers In The Region Of £140,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: B**

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



## Kilmarnock Road, Darlington, DL1 3PN

### GROUND FLOOR

Entrance porch, good size lounge to the front with a pleasant open spindle balustrade leading to the first floor and feature fireplace with gas fire. Well appointed kitchen providing a range of units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, gas hob, single oven, wall mounted combi boiler, window to the side elevation and pleasant open aspect to the dining room extension which is an extremely versatile room which could be used as an office or playroom. The extension features a uPVC door to the side aspect and uPVC sliding patio door leading to the rear garden which has the benefit of a motorised security shutter.



### FIRST FLOOR

Landing with hatch and fitted ladder allowing loft access. Modern shower room with white suite comprising shower cubicle, wash hand, basin, w.c. and large linen cupboard. Two fantastic size bedrooms, both enjoying fitted wardrobes



### EXTERNALLY

Features a nice manageable plot with low maintenance gardens to front and rear, the front garden features raised bedding and a block paved driveway running to the left-hand side of the property for generous off street parking leading to the garage with up and over door for further secure parking or storage. The rear garden has a nice sense of security, having been paved with raised bedding and is a pleasant place to relax during those warmer months.

### ENTRANCE PORCH

#### LOUNGE

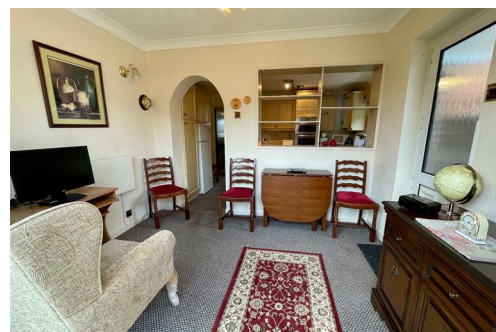
12'11" x 17'4" (3.95m x 5.29m)

#### KITCHEN

12'11" x 8'11" (3.95m x 2.73m)

#### DINING ROOM/PLAYROOM

10'2" x 8'9" (3.12m x 2.68m)



### FIRST FLOOR LANDING

#### BEDROOM

13'0" x 9'8" (3.98m x 2.96m)

#### BEDROOM

13'0" x 9'0" (3.98m x 2.76m)

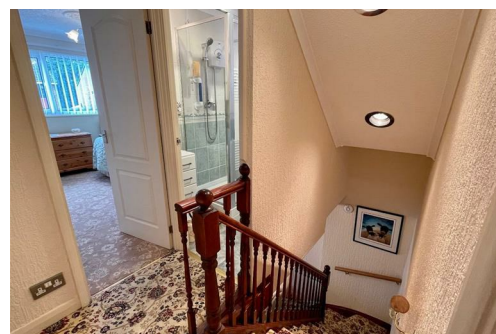
#### SHOWER ROOM/W.C.

#### FRONT EXTERNAL

#### REAR GARDEN

#### GARAGE

8'11" x 19'10" (2.73m x 6.07m)



Kilmarnock Road, Darlington, DL1 3PN



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.



## Kilmarnock Road

Approximate Gross Internal Area  
990 sq ft - 92 sq m



GROUND FLOOR

FIRST FLOOR

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		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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