



\*\* VIRTUAL TOUR AVAILABLE \*\*

\*\* THREE BED SEMI DETACHED \*\* \*\* TWO RECEPTION ROOMS \*\* \*\* DRIVEWAY and GARAGE \*\*  
\*\* NEW BOILER FITTED 2022 \*\* \*\* POPULAR LOCATION \*\* \*\* NO ONWARD CHAIN \*\*

We have pleasure in bringing this three bed semi detached property to the market. Located in the ever popular Eastbourne area of Darlington, the property benefits from having uPVC double glazing and gas central heating.

Local amenities are within easy reach, including shops and good schooling. The town centre can be reached within a short drive. Additionally, there are good transport links to the A66, A1M and train station.

In our opinion, the property would suit a variety of purchasers and must be viewed to be fully appreciate what this home has to offer. Early viewing is highly recommended.

Please Note: Council tax band B. Freehold basis. EPC Band C  
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

**McMullen Road, Darlington, DL1 1DA**

**3 Bed - House - Semi-Detached**

**O.I.R.O £135,000**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

## GROUND FLOOR

A light and bright entrance porch leads into a spacious hallway accessing the lounge, kitchen and stairs to first floor. The light and airy lounge features a large bow window and electric fire with surround. A door leads into a well proportioned dining room benefitting from sliding doors accessing the rear garden. The kitchen comprises of a range of wall and base units with contrasting worktops with space for a cooker, fridge freezer and plumbing for automatic washing machine. Additionally there is an under stairs storage cupboard and a side door leading to the gardens and garage.



## FIRST FLOOR

The landing which is flooded with light benefits from having loft access and leads to three bedrooms and a wet room. The master and second bedroom both benefit from being well proportioned double rooms, while the third is a good sized single bedroom, all of which feature a storage cupboard. The well appointed wet room comprises shower, wash hand basin. There is a separate w.c.



## EXTERNALLY

To the front of the property there is an easily maintained gravelled garden featuring shrubs. A driveway leads to the garage with up and over door. A side gate accesses the deceptively large South West facing rear garden with double brick store and features well established shrubs and a patio, making it an ideal to spend time in the warmer months.

## ENTRANCE PORCH

## HALLWAY

## LOUNGE

13'8" x 12'8" (4.19m x 3.87m)



## DINING ROOM

10'9" x 8'5" (3.30m x 2.58m)



## KITCHEN

9'4" x 8'5" (2.86m x 2.57m)

## FIRST FLOOR LANDING

## BEDROOM

11'5" x 11'2" (3.49m x 3.41m)



## BEDROOM

11'10" x 8'5" (3.61m x 2.58m)

## BEDROOM

8'11" x 7'10" (2.72m x 2.41m)

## WET ROOM

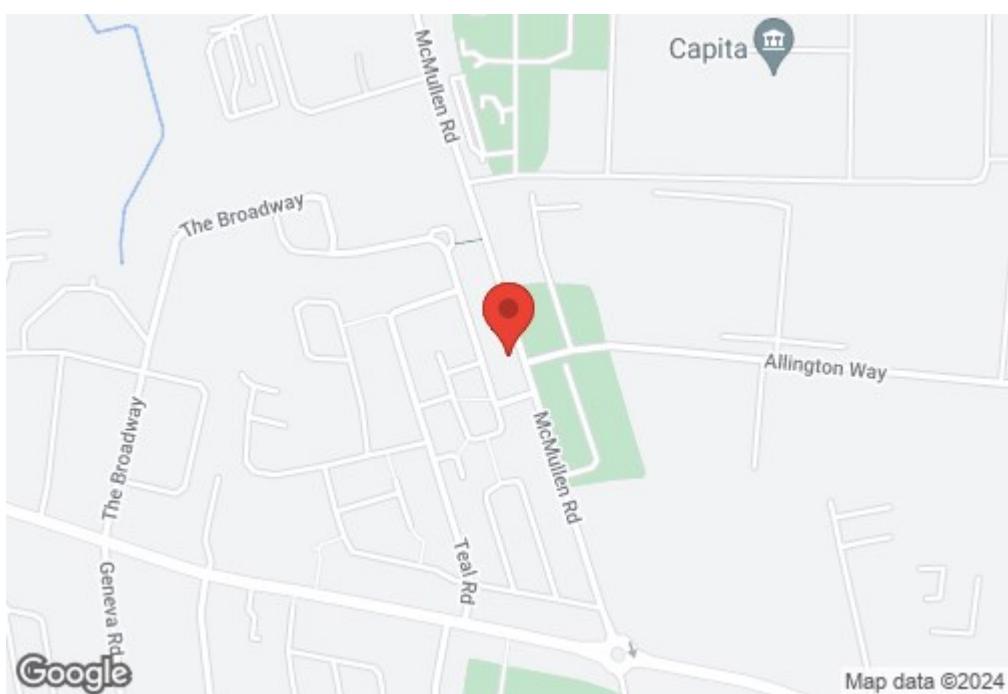
4'9" x 5'6" (1.47m x 1.68m)

## SEPARATE W.C.

## FRONT EXTERNAL

## REAR GARDEN

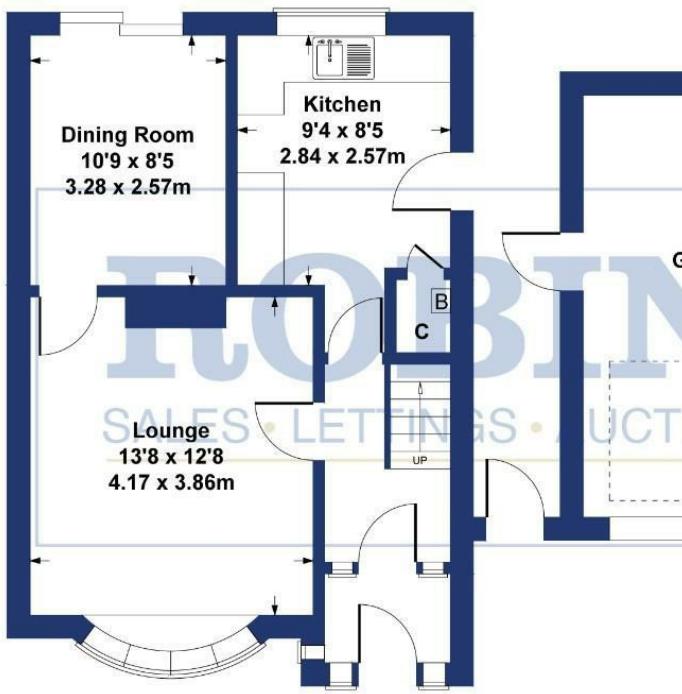
**McMullen Road, Darlington, DL1 1DA**



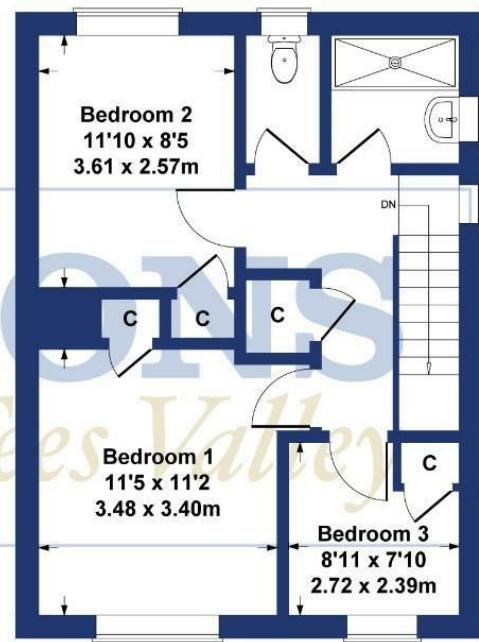
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## McMullen Road

Approximate Gross Internal Area  
921 sq ft - 86 sq m  
(Excluding Garage)



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

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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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		

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