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7, Milbank Court,  
Darlington, DL3 9PF  
**Price £220,000**

House - Terraced  
4 Bedroom/s  
1 Bathroom/s



Fantastic value, Modern 4 bedroom town house in Darlington's popular West End!

Located in the highly desirable area of Milbank Court, just off Milbank road, Darlington. This superb 3 storey property boasts an inviting layout, featuring kitchen / diner and spacious reception room on the ground floor that provide ample space that serves as both a family room or playroom and for entertaining. The main family lounge is located on the first floor overlooking the long private garden to the rear and the four well-proportioned bedrooms offer a comfortable retreat for family members or guests, ensuring everyone has their own personal space.

The house is complemented by a family bathroom upstairs with a second W/C on the ground floor, designed to meet the needs of a busy household. A standout features of this property is the parking space available for two vehicles, a rare find in many urban settings, making it ideal for families or those with multiple cars. To the rear a long private established garden, ideal for unwinding after a hard day.

Situated in a friendly neighbourhood, this home is perfect for those seeking a blend of comfort and convenience. With local amenities, excellent school catchment area, and parks nearby, it is an excellent choice for families or anyone looking to enjoy the vibrant community of Darlington.

This property presents a wonderful opportunity for both first-time buyers and those looking to invest in a family home. Do not miss the chance to make this lovely house your new home.







- 4 Bedroom Town house
- Close to schools, 10 minute walk to town
- Long private matured garden to rear
- Off street parking for 2 vehicles

- Popular west end location
- Kitchen / Dining plus 2 further reception rooms
- Family bathroom plus downstairs W/C

#### **GENERAL INFORMATION:**

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)









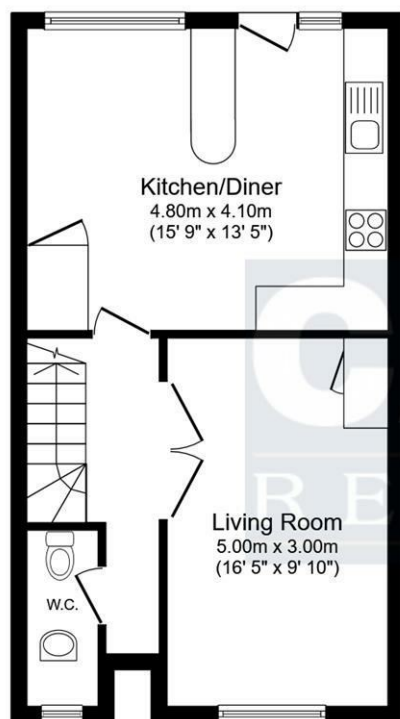




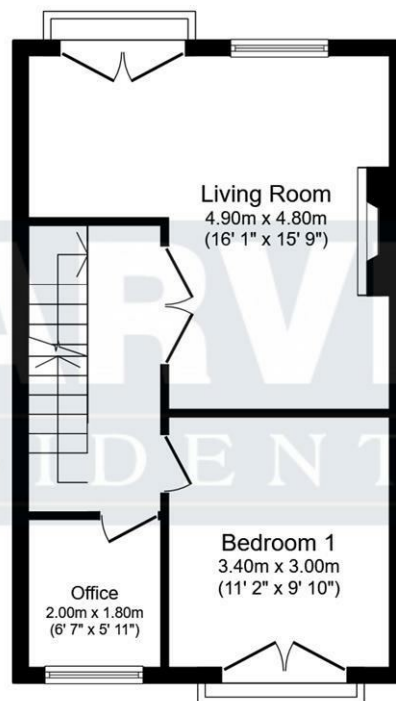




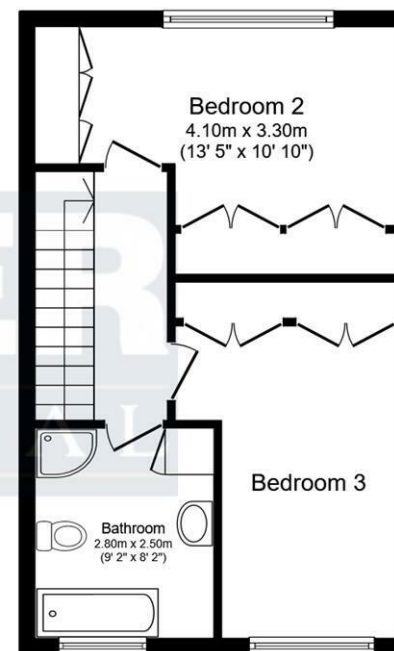




**Ground Floor**  
Floor area 44.4 sq.m. (478 sq.ft.)



**First Floor**  
Floor area 40.7 sq.m. (438 sq.ft.)



**Second Floor**  
Floor area 40.7 sq.m. (438 sq.ft.)

**Total floor area: 125.8 sq.m. (1,354 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	69	78
	EU Directive 2002/91/EC	

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