



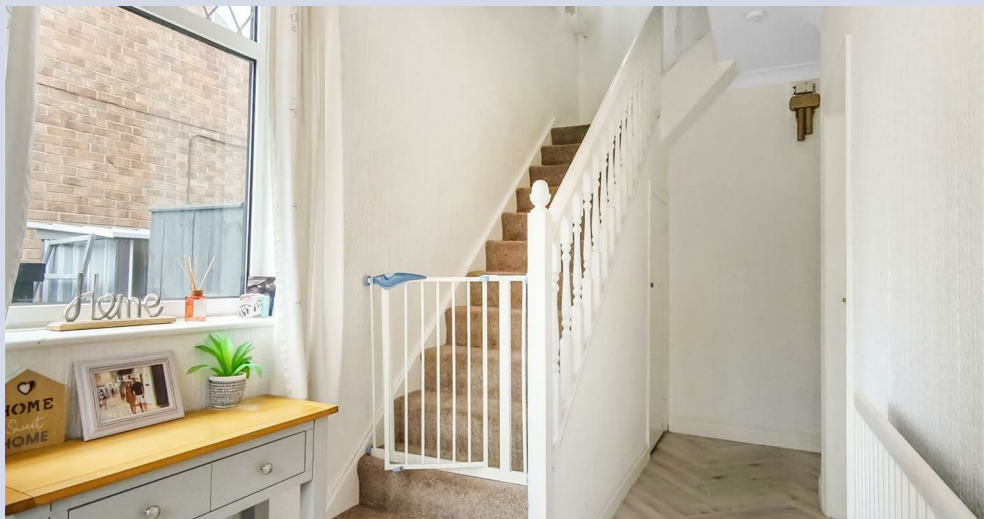
Superb family home with modern renovated kitchen.... Welcome to Marina Road in Darlington.
This delightful semi-detached house offers comfort and convenience. With three spacious reception rooms, this property has space for both relaxation and entertaining. The well-proportioned living areas are ideal for family gatherings or quiet evenings at home.

The house features three inviting bedrooms, each designed to create a restful atmosphere. Whether you are looking for a peaceful retreat or a vibrant space for family members, these bedrooms cater to all needs. The bathroom is well-appointed, ensuring that daily routines are both efficient and enjoyable.

A standout features of this property is the off road parking space available for up to two vehicles, a rare find in many urban settings. This added convenience allows for easy access and peace of mind, particularly for families or those with multiple vehicles.

Situated in a desirable location, this home is close to local amenities, schools, and parks, making it an excellent choice for families or professionals alike. The combination of space, functionality, and a welcoming neighbourhood makes this semi-detached house a wonderful opportunity for anyone looking to settle in Darlington. Do not miss the chance to make this charming property your new home.





- Superb 3 bedroom semi detached home
- Private garden to rear
- Off street parking
- 3 Reception rooms, Living, Dining, and Garden room.
- Recently renovated Kitchen

GENERAL INFORMATION:

Tenure: Freehold

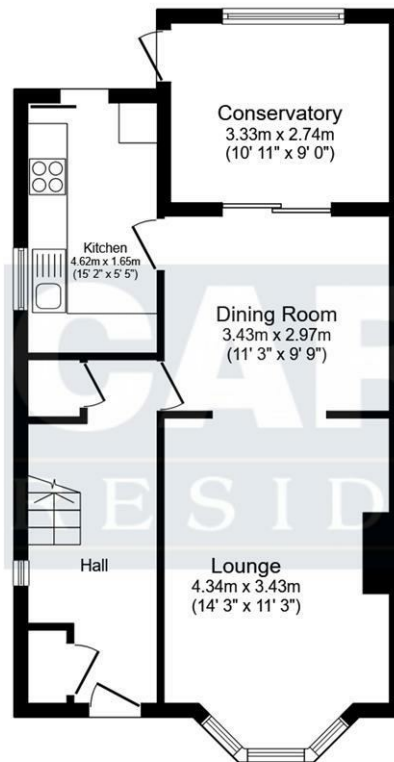
Services: Gas central heating, mains electric, water and drainage.

Double glazing

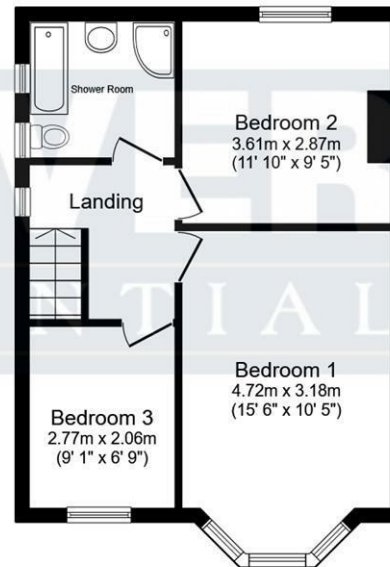
Local Authority: Darlington Borough Council (Tax Banding B)







Ground Floor
Floor area 55.4 sq.m. (596 sq.ft.)



First Floor
Floor area 41.9 sq.m. (451 sq.ft.)

Total floor area: 97.3 sq.m. (1,047 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

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		81
81-91 B		
69-80 C		
55-68 D		67
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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MAB 6202



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