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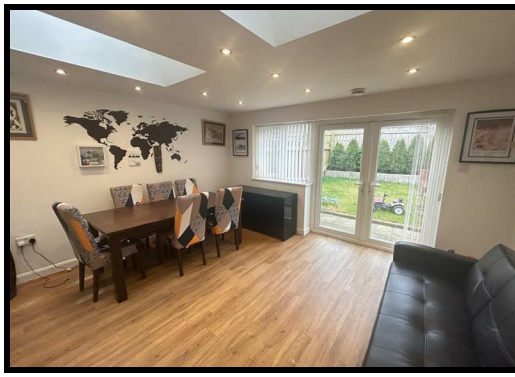
81 Marina Road, Darlington
Asking Price £160,000

Situated on the charming Marina Road in Darlington, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The well-proportioned living spaces provide ample room 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 space for family members, these bedrooms cater to all needs. The bathroom is well-appointed, ensuring that daily routines are both efficient and enjoyable.

The location on Marina Road is particularly appealing, providing easy access to local amenities, schools, and parks, making it a wonderful choice for families and professionals alike. The semi-detached nature of the property offers a sense of privacy while still being part of a friendly community.

This home presents an excellent opportunity for those seeking a comfortable living space in a desirable area. With its charming features and practical layout, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.



81 Marina Road, Darlington

General Remarks
Offered For Sale with NO ONWARD Chain
A superb opportunity has arisen to acquire a three bedroom semi detached residence
Occupying a most pleasing position on Marina Road within the highly desirable Harrowgate Hill area of Darlington
Gas fired central heating
UPVC double glazed windows throughout
We recommend viewings at the earliest opportunity to avoid disappointment

Location
Marina Road occupies a most pleasing position within the much sought after Harrowgate Hill area of Darlington. The property lies within close proximity of a number of first-class local schools and there is a good local bus service into Darlington Town centre where you will find a superb range of amenities including shops, boutiques, restaurants, bars and leisure facilities. For the commuter the property is ideally situated for both the A66 and A1(M). Teesside international airport and Darlington`s East coast mainline railway station are also easily accessible.

Entrance Porch Way
The property is entered through a UPVC double glazed door leading into a welcoming entrance porch way. The porch way benefits from UPVC double glazed windows and laminated flooring.

Living Room
14'6" x 13'9"
The beautifully presented living room offers an abundance of natural light courtesy of the UPVC double glazed windows to the front and side elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from laminated flooring and a log burning stove set on a marble hearth.

Kitchen
13'3" x 10'1"
The modern and most contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a sink and drainer with mixer tap. The kitchen is warmed by a central heating radiator and benefits from laminated flooring, tiled splash backs, an integrated electric oven and hob with overhead extractor hood, a washing machine and a fridge freezer. An arch way leads into the garden room.

Garden Room
13'9" x 11'11"
The garden room is situated to the rear elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from laminated flooring, inset spotlights to the ceiling, Velux windows and a double-glazed French door with a window to the side. The French door leads out to the rear garden.

First Floor Landing
A staircase leads to the first-floor landing.

Bedroom One
14'11" x 8'3"
A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window.

Bedroom Two
8'11" x 8'4"
With Pleasant views overlooking the rear garden a double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window.

Bedroom Three
6'1" x 7'10"
Situated to the front elevation of the property a single bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window.

Bathroom
5'11" x 6'0"
The modern bathroom has vinyl flooring, tiled walls, a UPVC double glazed window and is fitted with a suite comprising of a panelled bath, a wash hand basin, a low-level WC and a towel radiator.

Externally
Externally to the front of the property there is a driveway providing off road car parking and a single garage. To the rear of the property there is a garden which is laid to lawn and a patio area which is ideal for outdoor entertaining.

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