



11 Kilmarnock Road, Darlington Asking Price £170,000

Situated on the charming Kilmarnock Road in Darlington, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With its inviting façade, this property offers a warm welcome from the moment you arrive.

Inside, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a formal dining area. The natural light that floods these rooms creates a bright and airy atmosphere, enhancing the overall appeal of the home.

The property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. Each room offers a comfortable retreat, ideal for unwinding after a long day. The layout is thoughtfully designed to accommodate both family living and personal privacy.

Completing this charming home is a well-appointed bathroom, ensuring convenience for all residents. The semi-detached nature of the property allows for a sense of community while still providing the privacy that many seek in a home.

Situated in a desirable area of Darlington, this property is conveniently located near local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a family home, this semi-detached house on Kilmarnock Road is a wonderful opportunity not to be missed.



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General Remarks

A fantastic opportunity has arisen to acquire a beautifully presented three bedroom semi detached residence occupying a most pleasing position on Kilmarnock Road within the popular Whinfield area of Darlington

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band B

We recommend viewings at the earliest opportunity to avoid disappointment.

Location

Kilmarnock Road occupies an extremely pleasing position within the ever popular whinfield area of Darlington. Situated within close proximity to a good range of local amenities including a supermarket, pharmacy and first class local schools. There is a good local bus service into Darlington town centre where you will find a wider range of amenities. The property is extremely well situated for the A167, the A1M and the A66 providing excellent commuter access for travel to the business and commercial centres throughout the region.

Entrance Porch Way

The property is entered through a composite door with a UPVC double glazed window to the side leading into an entrance porch way. The porch way benefits from laminated flooring.

Entrance Hallway

A welcoming entrance hallway warmed by a central heating radiator and benefiting from laminated flooring and a UPVC double glazed window to the side elevation of the property.

Living Room

11'6" x 14'2"

The beautifully presented living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones incorporating a stylish feature wall and benefiting from laminated flooring and a wooden fire surround with tiled inserts and a marble hearth.

Kitchen / Dining Room

10'2" x 15'1"

The modern and most contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen / dining room is warmed by a central heating radiator and benefits from laminated flooring, an integrated

electric oven and gas hob with overhead extractor hood, plumbing for an automatic washing machine, a UPVC double glazed window and UPVC double glazed Bi fold doors which lead out to the rear garden.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

8'3" x 15'10"

A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated incorporating a feature wall and benefiting from a UPVC double glazed window and a cupboard providing useful storage.

Bedroom Two

6'0" x 10'11"

With a UPVC double glazed window overlooking the front elevation of the property a further bedroom warmed by a central heating radiator, tastefully decorated in neutral tones incorporating a feature wall and benefiting from a cupboard providing useful storage.

Bedroom Three

8'5" x 9'3"

A double bedroom situated to the rear elevation of the property. Warmed by a central heating radiator tastefully decorated incorporating a feature wall and benefiting from a UPVC double glazed window.

Bathroom

5'10" x 6'0"

The stunning bathroom has a UPVC double glazed window with privacy glass, a tiled floor, partially tiled walls and is fitted with a modern suite comprising of a panelled bath with overhead shower, a wash hand basin inset into a vanity unit and a low level WC.

Externally

Externally to the front of the property there is a driveway providing off road car parking and a garden which has been designed for low maintenance. To the rear of the property there is a garden which is laid to lawn, a patio area which is ideal for outdoor entertainment and a single garage.

