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Marina Road  
Darlington, DL3 0AN

**Offers in the region of £158,000**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s

Nestled in the sought-after Harrowgate Hill area, this semi-detached house on Marina Road is a true gem waiting to be discovered. Boasting three bedrooms two having fitted wardrobes, and two reception rooms, this property offers ample space, and would be ideally suited to the needs of a family.

Convenience is key with this home, as it is within walking distance to schools and shops, making daily errands a breeze. The fitted extended kitchen is perfect for whipping up delicious meals, while the mature, established gardens provide a tranquil retreat for relaxation or for all the family to enjoy, the West facing rear garden is perfect to enjoy the summer sunshine.

Offered for sale with no onward chain, this property presents a fantastic opportunity to make it your own without any delays. Additionally, the presence of a garage adds to the practicality and storage options this home provides.

Don't miss out on the chance to own this delightful semi-detached house in a popular location. Please note that the property is also well placed for easy access to the A1M.





- NO ONWARD CHAIN
- WELL MAINTAINED
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- MATURE, ESTABLISHED GARDENS
- POPULAR HARROWGATE HILL LOCATION
- WALKING DISTANCE TO SCHOOLS, SHOPS, ETC
- EXTENDED KITCHEN
- GARAGE

**GENERAL INFORMATION:**

Tenure: Freehold

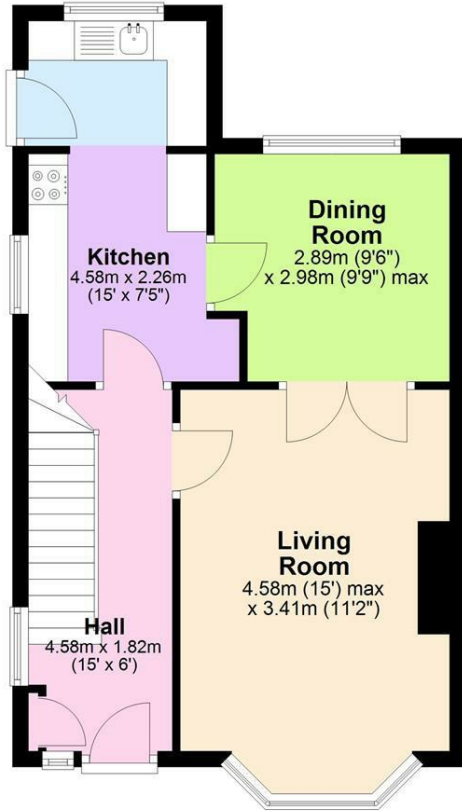
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

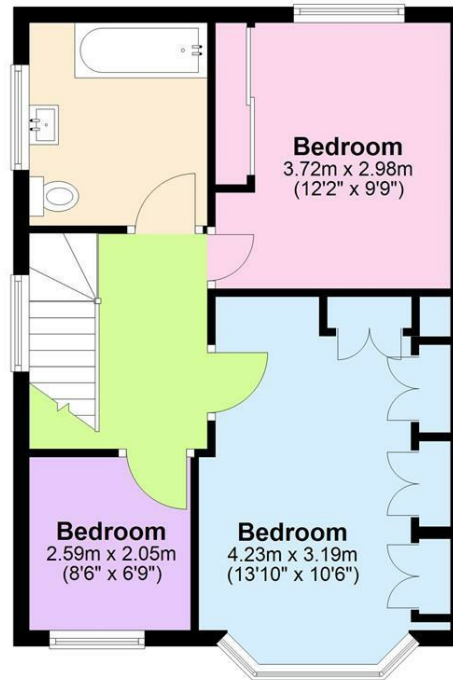
### Ground Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



### First Floor

Approx. 49.3 sq. metres (530.3 sq. feet)



Total area: approx. 93.8 sq. metres (1009.3 sq. feet)

**63 Marina Road, Darlington**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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>		EU Directive 2002/91/EC

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MAB 6202



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