



Merrybent,

Darlington, DL2 2LE

Offers in the region of £450,000

House - Detached
3 Bedroom/s
2 Bathroom/s

Welcome to this stunning detached house in the charming location of Merrybent just outside of Darlington. This property boasts impressive accommodation which provides ample space for comfortable living. As you step inside, you'll be greeted by an incredible finish throughout the house, showcasing the attention to detail and quality of the property. The large open plan kitchen extension on the ground floor is perfect for hosting gatherings with family and friends, making it the heart of the home. One of the highlights of this property is the south-facing garden, offering a peaceful rural outlook where you can relax and unwind. Imagine enjoying your morning coffee or hosting summer barbecues in this beautiful outdoor space. Conveniently located just a 5-minute drive from Darlington town centre, you'll have easy access to a range of amenities, shops, and restaurants. Additionally, the off-street parking adds to the convenience of this property, ensuring you never have to worry about finding a parking space. Don't miss the opportunity to make this detached house in Merrybent your new home. Book a viewing today and experience the charm and comfort this property has to offer.





- EXTENDED DETACHED FAMILY HOME
- INCREDIBLE OPEN PLAN EXTENSION
- OFF STREET PARKING
- LUXURIOUS BATHROOM
- STUNNING RURAL VIEWS
- HIGH QUALITY FINISH
- LARGE SOUTH FACING REAR GARDEN

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing - New Aluminium Double Glazing Recently Installed

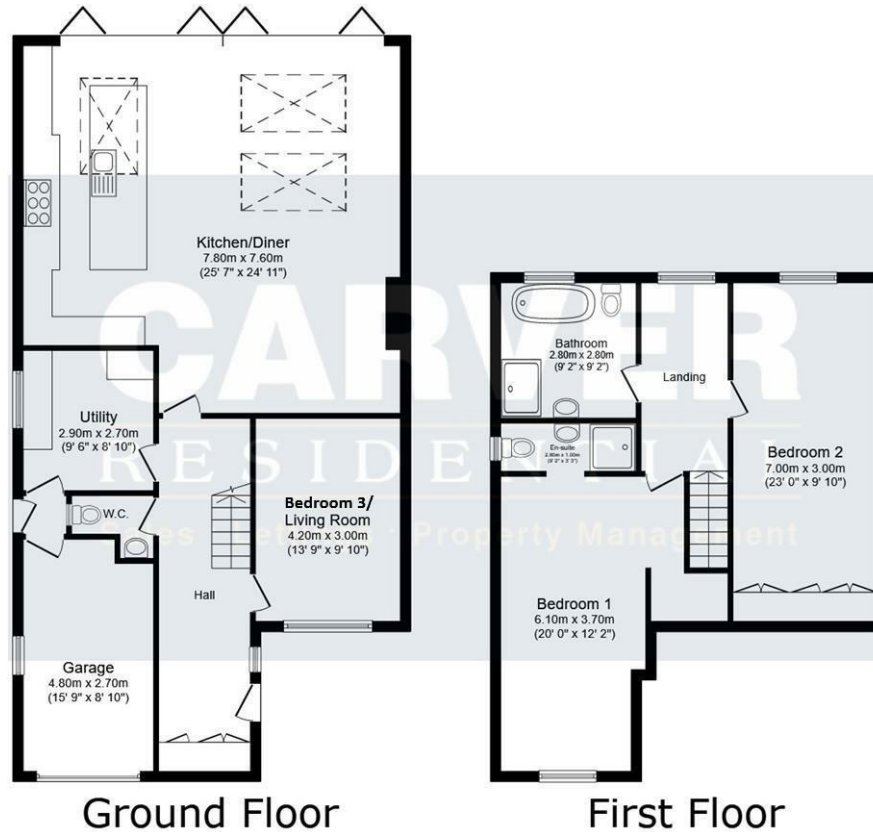
Local Authority: Darlington Borough Council (Tax Banding E)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
81-91	A		
69-80	B		
55-68	C		
49-54	D		
41-48	E		
35-40	F		
29-34	G		
Not energy efficient - higher running costs			
England & Wales		69	54
		EU Directive 2002/91/EC	

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

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MAB 6202



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