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44, Kilmarnock Road,

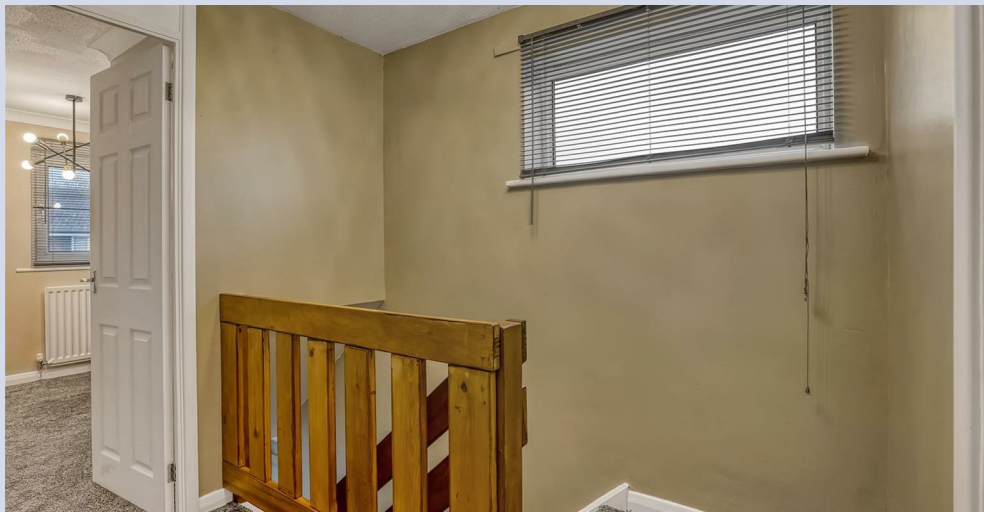
Darlington, DL1 3PW

Offers in the region of £165,000

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

Located in the sought-after Whinfield area of Darlington, this semi-detached house on Kilmarnock Road presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms and modernised bathroom. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. One of the standout features of this property is the low maintenance rear garden area, which offers a delightful outdoor space for leisure and recreation without the burden of extensive upkeep. Additionally, the property includes a garage and parking, providing secure storage and ease of access for vehicles. This well-presented home is not only aesthetically pleasing but also situated in a popular location, making it an attractive choice for those seeking a vibrant community atmosphere. Given its desirable location and appealing features, we highly recommend scheduling a viewing at your earliest convenience to avoid missing out on this fantastic opportunity.





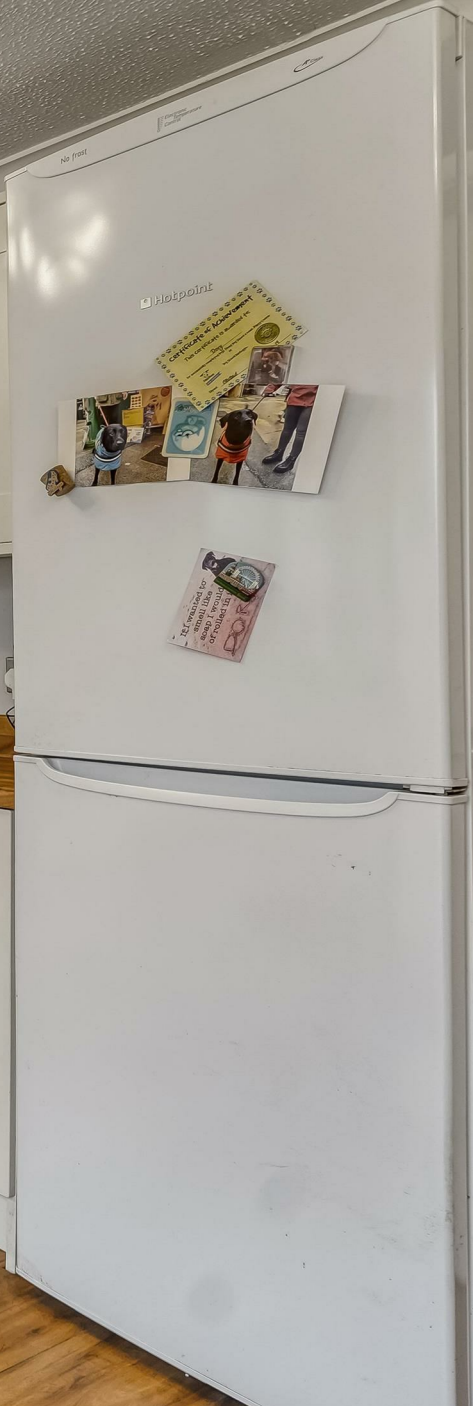
- POPULAR WHINFIELD AREA OF DARLINGTON
- EXCELLENT AMENITIES NEARBY
- LOW MAINTENANCE OUTDOOR SPACE
- OFF STREET PARKING
- GARAGE

GENERAL INFORMATION:

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding B)







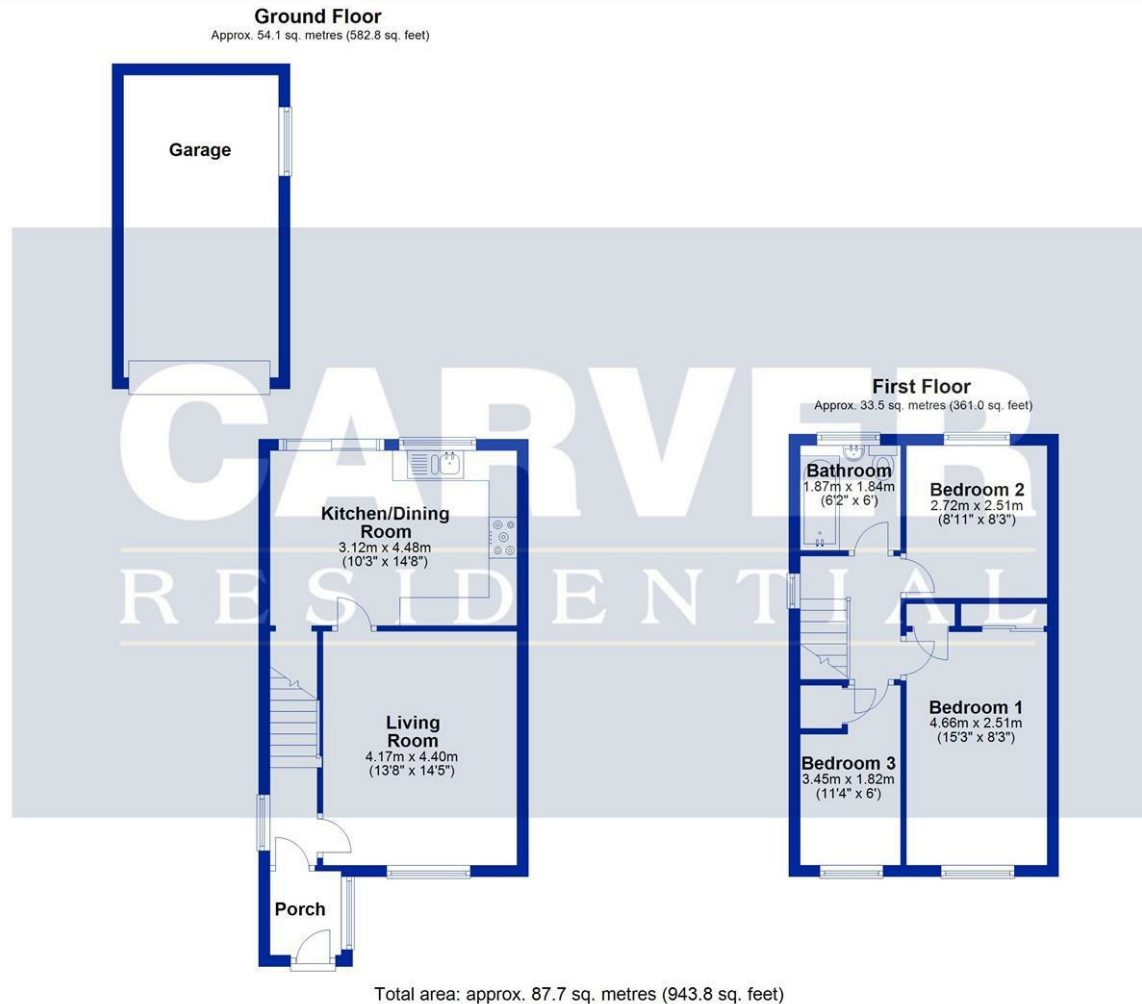
BOSCH

Hotpoint

Le monde est en
devenir un monde
de plus en plus
ouvert.



For Identification Purposes Only



Total area: approx. 87.7 sq. metres (943.8 sq. feet)

For identification purposes only. Not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
81-91	A		88
69-80	B		
55-68	C	73	
45-54	D		
35-44	E		
25-34	F		
1-24	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MAB 6202



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