



\*\* FULLY REFURBISHED \*\* \*\*TWO DOUBLE BEDROOMED PROPERTY \*\* \*\* GARAGE \*\*  
\*\* NEW INSTALLED KITCHEN AND BATHROOM \*\*  
\*\* NO ONWARD CHAIN \*\*

We have the pleasure in marketing this sufficiently improved and truly impressive two bedroomeed mid link property, located on this choice cul- de- sac in, the ever popular Whinfield area of Darlington which lies within walking distance of Asda supermarket and doctors surgery. Schooling can be found within easy reach as is transport links to both the A1M and A66.

Having been refurbished by the present owners to an extremely high standard, it will certainly appeal to a variety of buyers including a first time buyer or a small family. There is uPVC double glazed windows throughout majority of which have been newly installed in 2020. There is gas central heating via a Combi boiler installed in 2016.

The home is in excellent decorative order through out. There are well tended gardens perfect for those warmer months, along with a single garage located at the rear of the property in a block.

Considerable thought has gone into this refurbishment and we have no hesitation in recommending an internal viewing to fully appreciate the quality of this home.

#### GROUND FLOOR

Useful entrance hall leading to an excellent sized lounge perfect for entertaining family and friends, there is a modern fitted electric fire and a pleasant open spindle balustrade leading to the first floor. A beautifully appointed kitchen has been newly fitted providing excellent range of modern wall and base units with laminate work surfaces incorporating a stainless sink unit with mixer tap, electric ceramic hob with chimney cooker hood, electric oven, dishwasher, plumbing for automatic washing and cupboard housing the wall mounted Combi boiler.

**Killin Road, Darlington, DL1 3PD**  
**2 Bed - House - Mid Link Terrace**  
**Offers In The Region Of £115,000**

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## FIRST FLOOR

Useful linen cupboard and hatch with ladder allowing loft access. Two double bedrooms, the second with a good sized storage cupboard. A luxurious refurbished bathroom with three piece white suite comprising panelled bath with overhead shower, wash handbasin, W/C, chrome towel radiator, inset lighting and attractive fully tiled walls.



## EXTERNALLY

Well presented gardens to the front and rear, the front is laid to lawn with mature borders as is the rear garden. An excellent feature is the single garage which is positioned in a separate block of garages with up and over door perfect for secure parking or storage.



## ENTRANCE HALL

### LOUNGE

12' x 19'2 max (3.66m x 5.84m max)

### KITCHEN

12' x 8'2 (3.66m x 2.49m)

## FIRST FLOOR LANDING

### DOUBLE BEDROOM

12' x 10'7 (3.66m x 3.23m)

### DOUBLE BEDROOM

12' x 8'10 (3.66m x 2.69m)

### BATHROOM/WC

### REAR GARDEN

### SINGLE GARAGE

In a block of garages



### FRONT ELEVATION

### FRONT GARDEN

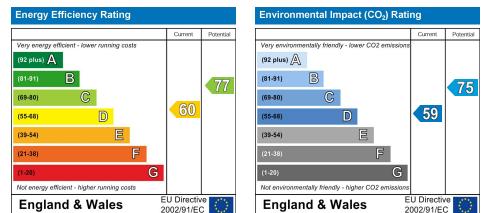


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