



country properties
village properties
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Milbank Court
Darlington, DL3 9PF

Offers in the region of £188,000

NICK & GORDON
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Occupying a most pleasing position within the prestigious location of the West End of Darlington and within walking distance to excellent schools, bus routes and Darlington town centre. Suited to family occupation internal viewing will reveal, recently fitted storm door opening into entrance hallway with cloakroom/wc, stairs giving access to first floor, kitchen dining room to the ground floor fitted with a range of units and integrated cooking appliances, space for fridge freezer and plumbing and space for washing machine, feature flooring and double doors opening onto rear garden. First floor landing with stairs leading to the second floor, sizeable living room to the rear with views over the rear garden, double glazed Juliet balcony, fireplace with gas fire, feature flooring, bedroom three to the front with double glazed doors to Juliet balcony and feature flooring, bathroom/wc with re-fitted white suite comprising P-shaped bath with overhead rainfall shower, low level WC, wash hand basin, fully tiled floors and walls and heated towel rail. To the second floor the landing gives access to a built in cupboard, three double bedrooms (one with fitted quality wardrobes and views over the rear garden).

Externally to the front the property is approached via a block paved driveway allowing off road parking and giving access to integral garage with recently fitted up and over door, power and lighting. The rear garden is not directly overlooked with timber decking, attractive lawn, borders and shrubbery and additional play area ideally suited to the family.





- POPULAR WEST END LOCATION
- DECEPTIVELY SPACIOUS TOWNHOUSE
- MATURE ESTABLISHED GARDENS
- BLOCKPAVED DRIVEWAY & GARAGE
- WITHIN WALKING DISTANCE TO WEST END SCHOOLS
- READY TO MOVE INTO
- PROPERTY RE-ROOFED IN 2020
- INTERNAL VIEWING RECOMMENDED

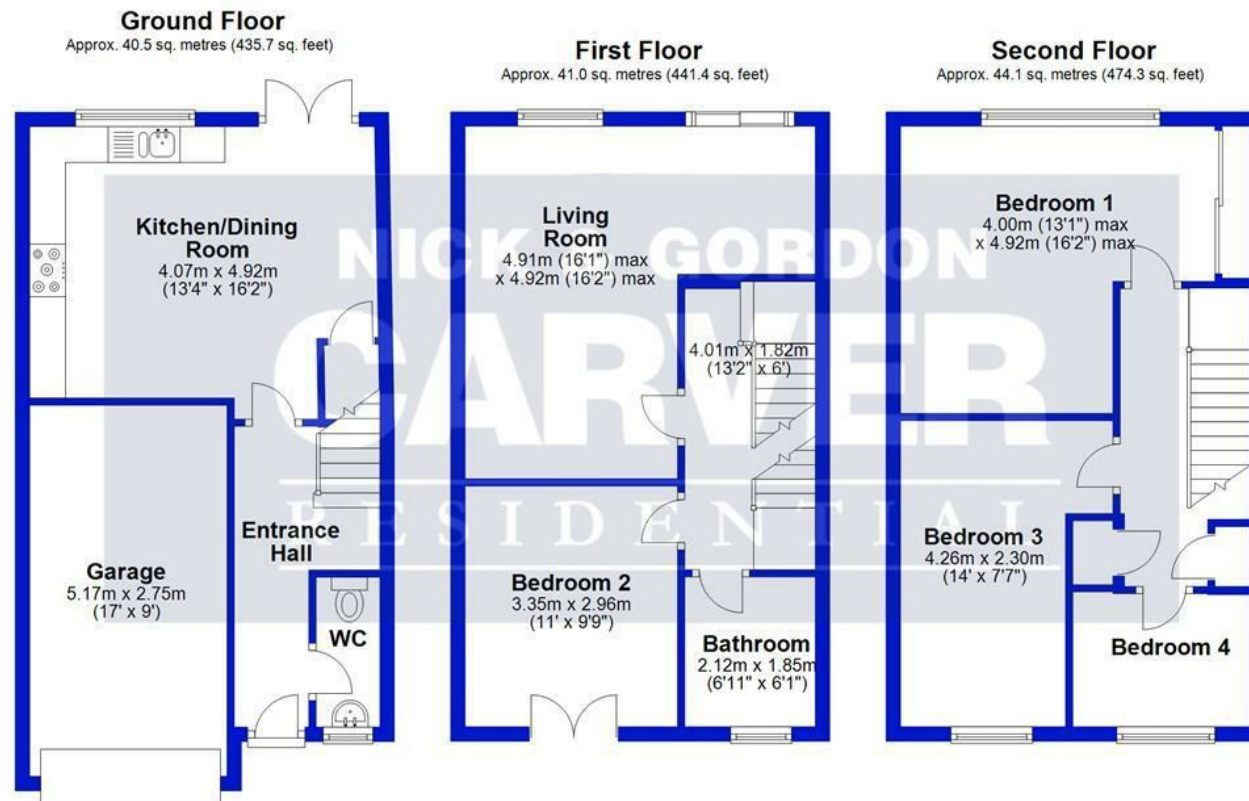
GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding *)



Total area: approx. 125.6 sq. metres (1351.4 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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