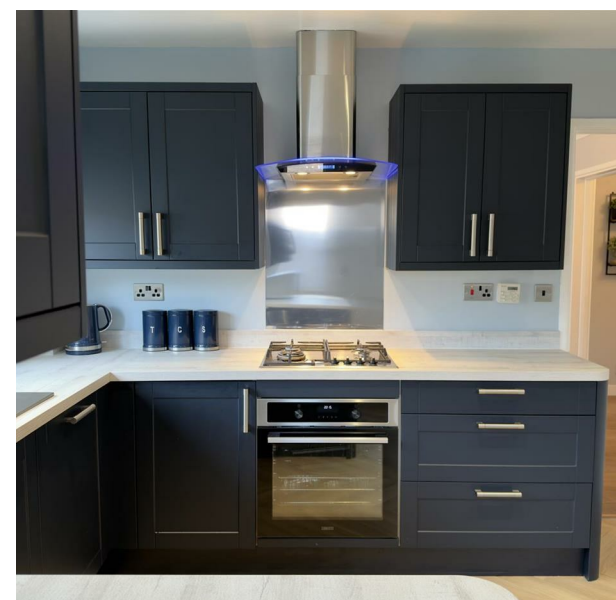


Muirkirk Grove, Darlington, DL1 3TL
Offers in the region of £300,000

estates⁴
'The Art of Property'



Muirkirk Grove, Darlington, DL1 3TL

Offers in the region of £300,000

Council Tax Band: D

Nicely positioned in the popular Whinfield area of Darlington, this stunning and spacious four-bedroom detached home is perfect for family living. This delightful property boasts an impressive layout, featuring three reception rooms, including a charming conservatory extension that invites natural light, and a beautifully appointed kitchen/breakfast room, recently fitted, making it ideal to maximise on family time.

The principal bedroom benefits from an ensuite, providing a private retreat, while the additional three bedrooms and family bathroom offer ample space for family or guests. The ground floor also includes a convenient WC, enhancing the practicality of the home.

Outside, the generous east-facing garden is a highlight, featuring a fabulous summer house/garden room, completed in October 2024. This insulated space is equipped with a fitted heater and bar, making it perfect for entertaining or enjoying quiet evenings outdoors.

The property is equipped with modern conveniences, including UPVC double glazing and a composite front door, and Gas central heating provided by a Valliant boiler, conveniently housed in the garage, which is also accessible from the understairs cupboard.

Parking is a breeze with a good size driveway and garage, adding to the convenience of this lovely home. The location is ideal, with easy access to both primary and secondary schooling, a short drive to the town centre, and excellent links to the A1(M) & A66. This property truly offers a wonderful blend of comfort, style, and practicality, making it a perfect

choice for your next home.

Please note:

Council tax Band - D

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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Disclaimer:

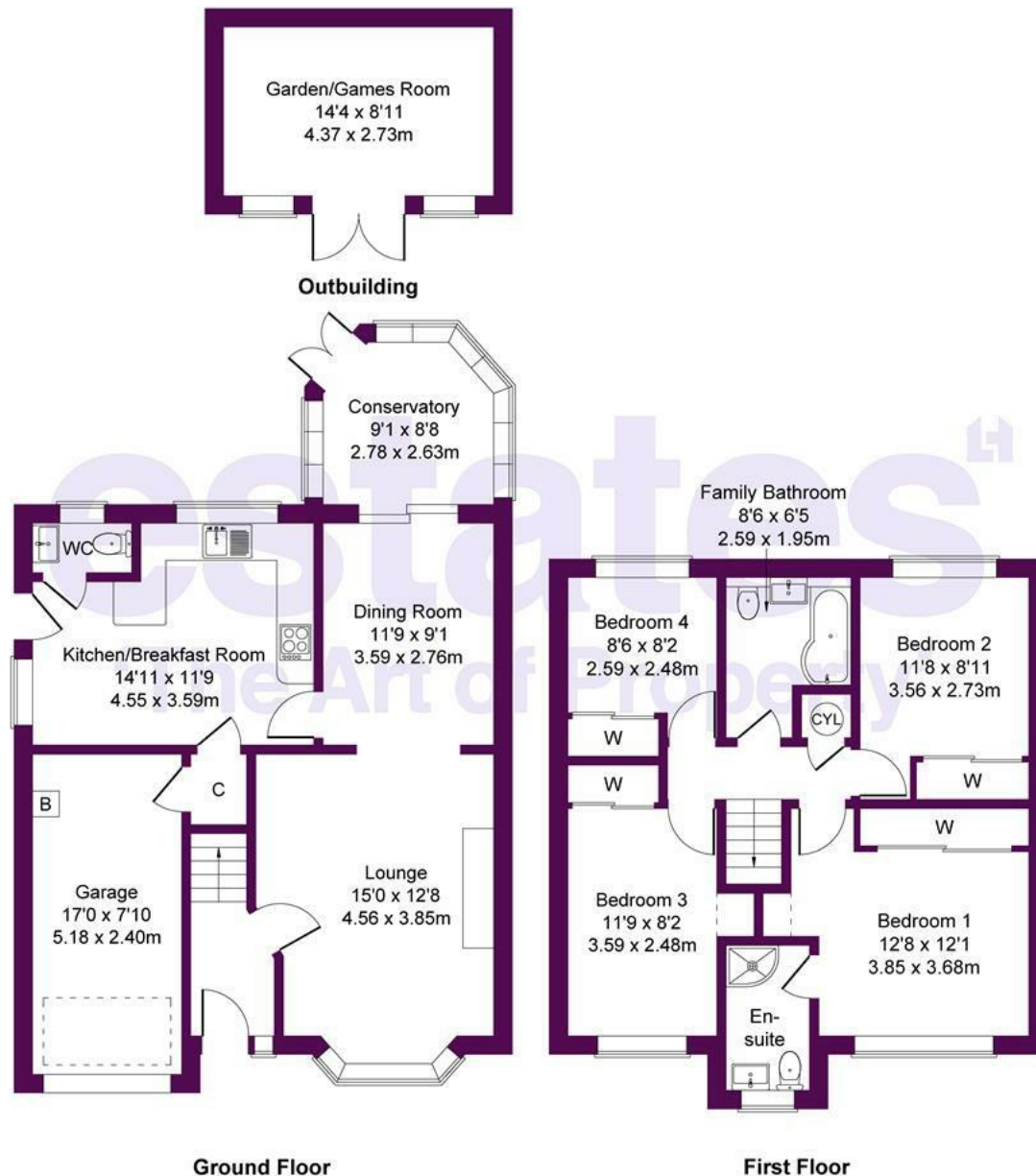
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must

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Muirkirk Grove, Darlington, DL1 3TL

Approximate Gross Internal Area: (1507 sq ft - 140 sq m.)



Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC