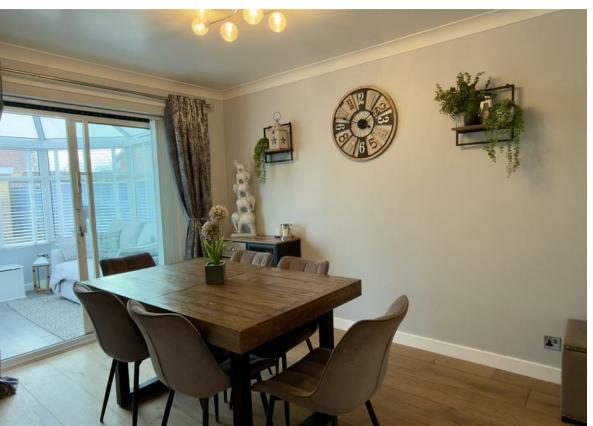
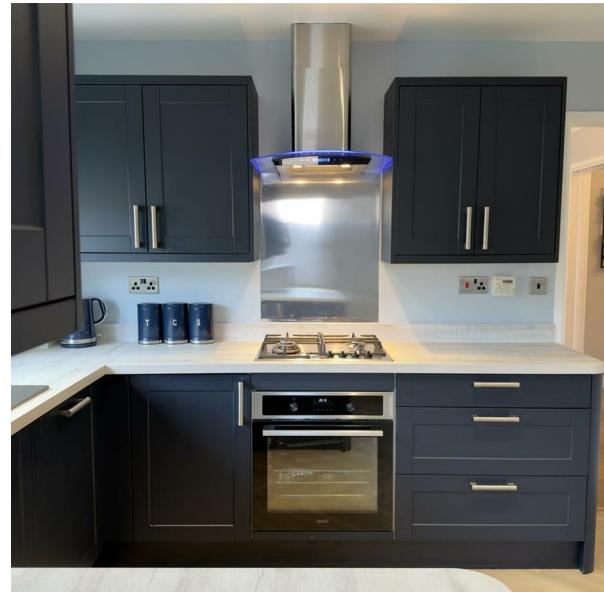


Muirkirk Grove, Darlington, DL1 3TL

Offers in the region of £285,000

estates⁴
'The Art of Property'



Muirkirk Grove, Darlington, DL1 3TL

Offers in the region of £285,000

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.

Estates 'The Art of Property'

Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Disclaimer:

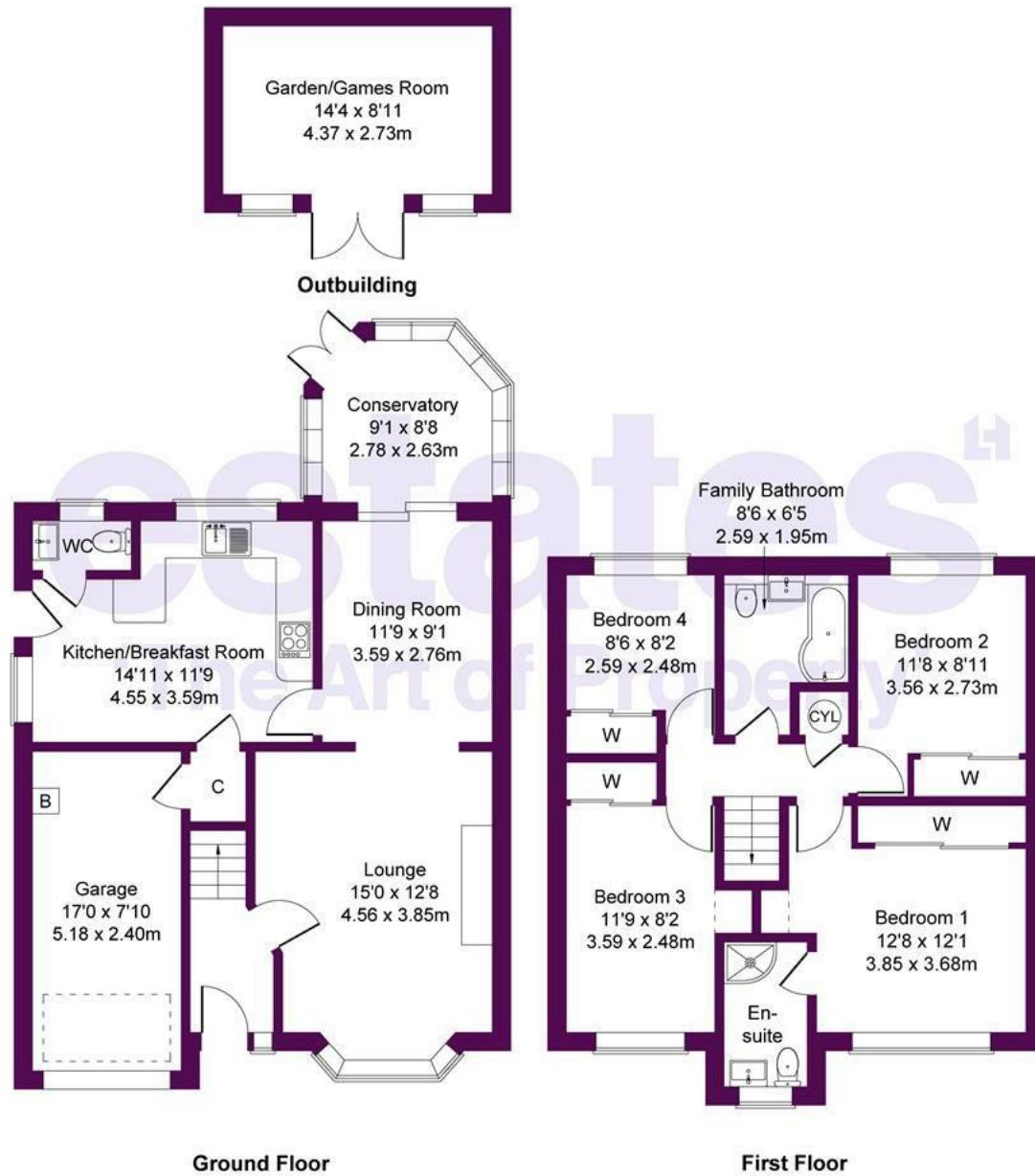
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested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

themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



Muirkirk Grove, Darlington, DL1 3TL

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



Not to Scale. Produced by The Plan Portal 2026

For Illustrative Purposes Only.



Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850

sales@estatesgroup.co.uk

<https://estates-theartofproperty.co.uk/>

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	