



40 Mallard Road, Darlington  
Darlington



In Excess of £110,000





## 40 Mallard Road

Darlington, Darlington

We are delighted to present this charming two-bedroom semi-detached property, offering well-proportioned living space and a convenient ground-floor rear extension, situated in the popular Eastbourne area, the property is ideally located close to local shops, supermarkets, and schools, all within walking distance. The train station and a local park are also nearby, and the area benefits from excellent transport links to the A1(M) and A66, as well as regular bus services.

The lounge is bright and welcoming, with a walk-in bay window that enhances the natural light. It leads seamlessly into the dining area, which is open plan to the kitchen.

The first floor features two generously sized double bedrooms and a family bathroom, complete with a WC and an over-the-bath electric shower.

Externally, the property boasts low-maintenance gardens to the front and rear. The front garden includes off-street parking, while the rear garden provides a versatile outdoor space.

Council Tax band: A

Tenure: Freehold

- Semi- Detached **\*\*No Chain\*\***
- Off Street Parking
- Two Bedrooms
- Front & Rear Gardens
- Energy Performance Certificate: E



**Lounge**

10'3" x 14'8" (3.14m x 4.49m)

**Hallway**

6'4" x 3'1" (1.93m x 0.95m)

**Dining Room**

10'3" x 11'0" (3.13m x 3.37m)

**Kitchen**

11'2" x 6'8" (3.41m x 2.04m)

**Landing**

2'11" x 5'10" (0.90m x 1.80m)

**Bedroom 1**

10'4" x 14'7" (3.16m x 4.46m)

**Bedroom 2**

10'5" x 8'4" (3.18m x 2.56m)

**Bathroom**

7'4" x 5'11" (2.25m x 1.83m)







FRONT GARDEN

REAR GARDEN

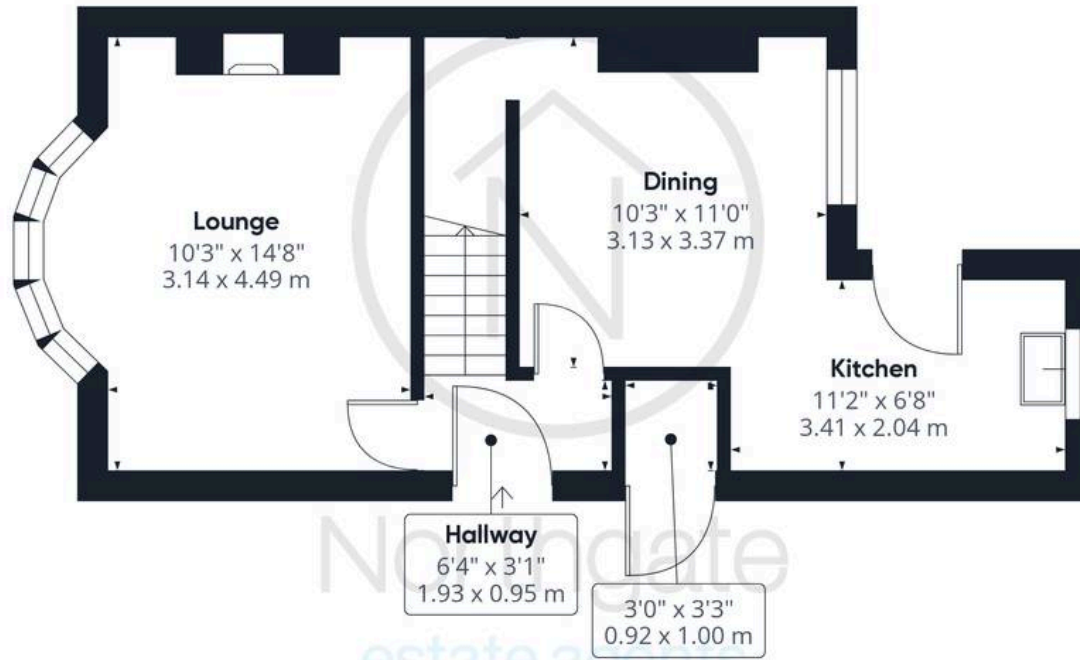
OFF STREET

2 Parking Spaces





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Ground Floor

Approximate total area<sup>(1)</sup>

729.8 ft<sup>2</sup>

67.8 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





## Northgate - County Durham

Northgate Estate Agents, Suite 3 - DL5 4DH

01325 728333 • [info@northgates.net](mailto:info@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)



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