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Newton Lane
Darlington, DL3 9EZ

Offers in the region of £130,000

House - Semi-Detached
3 Bedroom/s
1 Bathroom/s

Located on Newton Lane, this semi-detached house presents an excellent opportunity for those seeking a competitively priced family home. Offered for sale with no onward chain, this property is ideally located within walking distance of the vibrant Cockerton village, making it a perfect choice for families and first time buyers alike.

Upon entering, there is a spacious hallway that leads to two generously sized reception rooms, providing ample space for both relaxation and entertaining. The kitchen, offers a functional area. On the first floor, you will find three well-proportioned bedrooms, each offering a comfortable retreat, along with a shower room/WC.

Externally, the property boasts delightful gardens to the front and a large rear garden, which presents a wonderful opportunity for outdoor enjoyment. The expansive garden space also holds potential for extension, subject to the necessary planning permissions and consents, allowing you to tailor the home to your specific needs.

This property is a fantastic canvas for those looking to create their ideal living space in a sought-after location. With its combination of space, potential, and proximity to local amenities, this home is not to be missed.





- No onward chain
- Suited to a variety of buyers
- Three bedrooms
- Ideally suited to anyone wishing to extend subject to planning permissions.
- Popular Cockerton village location
- Two good sized reception rooms
- Large established rear garden
- Easy access to the A1M & Cockerton village which offers a host of amenities.

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

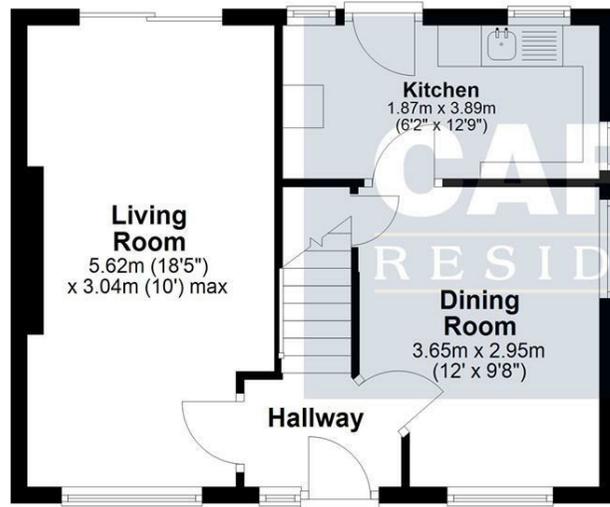
Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

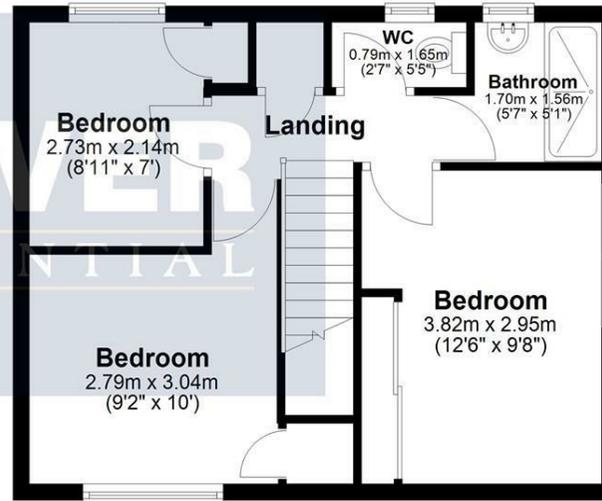
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Ground Floor
Approx. 39.5 sq. metres (424.9 sq. feet)



First Floor
Approx. 39.5 sq. metres (424.9 sq. feet)



Total area: approx. 78.9 sq. metres (849.8 sq. feet)
83 Newton Lane, Darlington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Area from EPC - sq ft

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MAB 6202



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