



**Lyonette Road**

Darlington DL1 2AR

**£140,000**







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# Lyonette Road

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Welcome to Lyonette Road, Darlington - a fully refurbished and updated three-bedroom semi-detached house, situated in the sought-after Springfield area, this property boasts a newly fitted kitchen and bathroom, perfect for modern living.

As you step into this delightful home, you are greeted by a spacious reception room, ideal for entertaining guests or relaxing with your family. The three well-proportioned bedrooms offer ample space for a growing family or those in need of a home office.

The newly fitted kitchen is a highlight of this property, providing a stylish and functional space for cooking up culinary delights. The bathroom has also been recently refurbished.

Externally, the property features low maintenance gardens where you can enjoy the fresh air and perhaps cultivate your own green oasis. With off-street parking, you'll never have to worry about finding a space for your vehicle.

Located close to amenities and excellent road links, this property offers both convenience and comfort. And the best part? No onward chain, making the process of making this house your home even smoother.

Don't miss out on the opportunity to own this fantastic semi-detached house in Darlington. Book a viewing today and start envisioning the life you could create in this wonderful property on Lyonette Road.

## Entrance Hall

Upvc door to front and window to rear, staircase to first floor with understairs storage, radiator and vinyl flooring.

## Lounge

22'03 x 9'09 (6.78m x 2.97m)

Upvc double glazed window to front, fireplace with electric fire, radiator and Upvc double glazed double doors to the rear garden

## Kitchen/Diner

9'08 x 12'02 (2.95m x 3.71m)

Upvc double glazed windows to rear and side, refitted with a range of cream gloss wall, base and drawer units, concealed 'Ideal Logik' Boiler within. One and a half stainless steel sink unit with mixer tap. There is a five ring NEFF gas hob, oven and microwave. Breakfast bar, new york style tiled walls, tiled floor and Upvc double doors to rear.

## First Floor Landing

Upvc double glazed window to side.

## Bedroom One

14'01 x 8'07 (4.29m x 2.62m)

Upvc double glazed window to rear and radiator,

## Bedroom Two

9'05 x 7'03 (2.87m x 2.21m)

Upvc double glazed window to front and radiator.

## Bedroom Three

9'03 x 6'06 (2.82m x 1.98m)

Upvc double glazed window to front and radiator.

## Bathroom

Two Upvc double glazed obscure windows to side, fitted with panelled bath with 'Redring' shower over and screen. Low level w.c, wash hand basin, heated towel rail and pvc panelled walls. Vinyl flooring.

## Externally

To the front there is a pebbled garden and off street parking. To the rear there are both patio and pebbled areas, a brick built shed and access to an outside water tap.

## Council Tax

Band A

## Tenure

Freehold

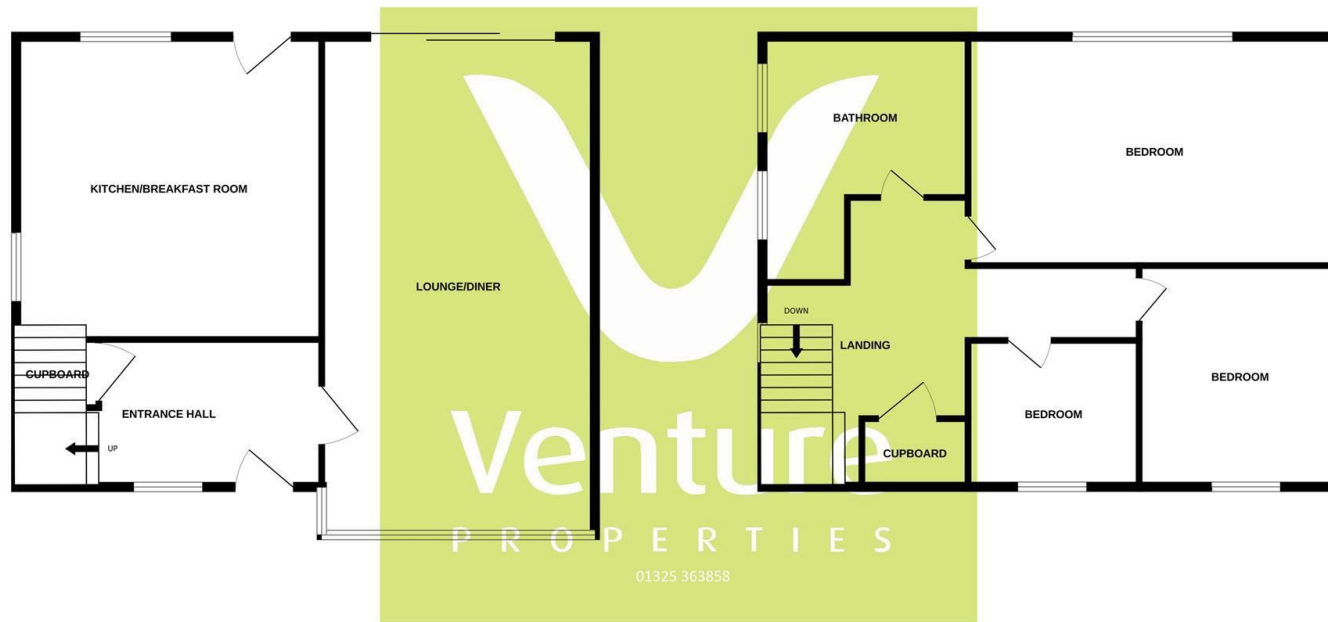
## Note

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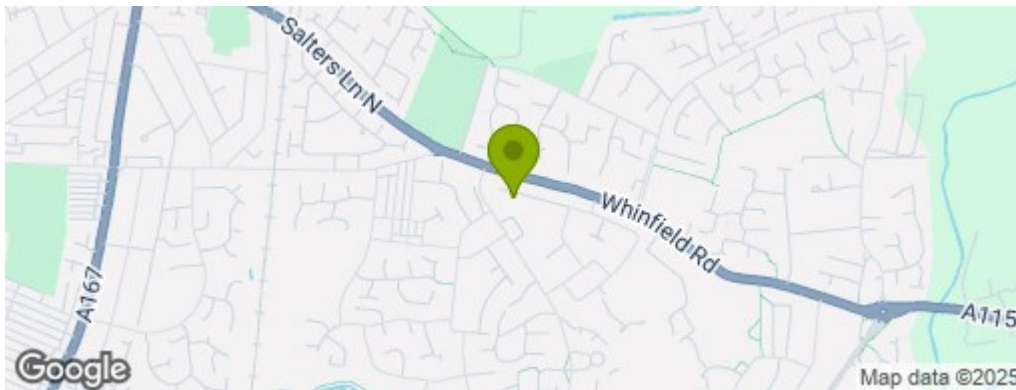


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com