



Lyonette Road

Darlington DL1 2AR

£140,000



Venture
PROPERTIES



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Lyonette Road

Darlington DL1 2AR



x 3



x 1



x 1

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

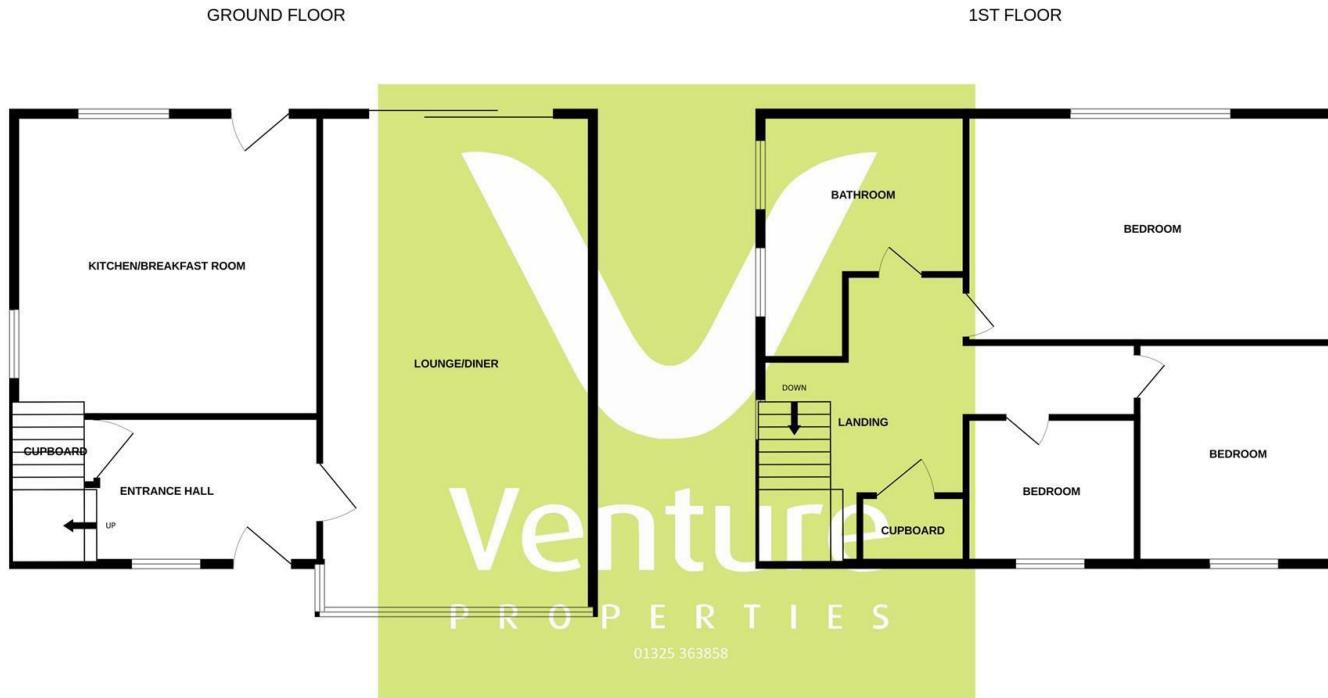
Band A

Tenure

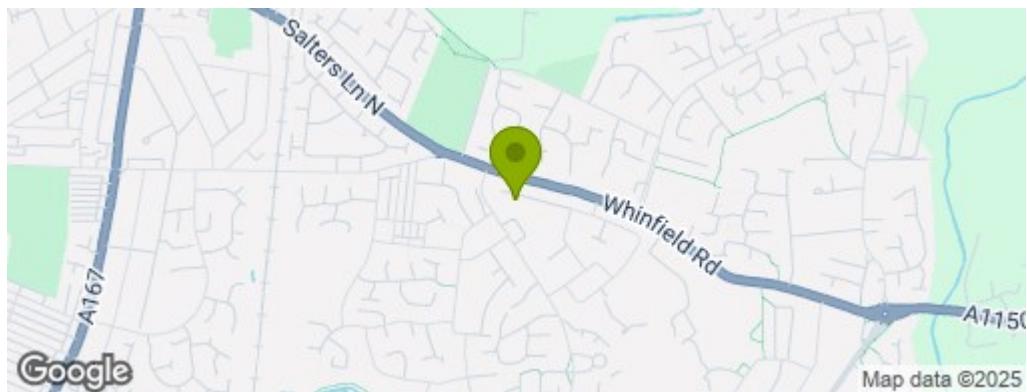
Freehold

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



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.
Made with Metropix ©2024



Property Information

01325 363858

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