



**Nickstream Lane**

Darlington DL3 0DQ

**Offers Over £135,000**







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.





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# Nickstream Lane

Darlington DL3 0DQ



- Three Bedroom Property
- Excellent Transport and Motorway Links
- Epc Rating D

- Popular Cockerton Location
- Nearby Nature Reserve
- Offered With No Chain

- Close to Local Amenities
- Council Tax Band A
- Priced To Sell

Nestled in the charming area of Nickstream Lane, Darlington, this delightful end-terrace house presents an excellent opportunity for those seeking a comfortable family home. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. The house features a welcoming reception room, perfect for relaxing or entertaining guests.

Conveniently located near Cockerton Village, residents will enjoy easy access to a variety of local amenities, including shops, schools, and parks, making it a practical choice for everyday living. The property is offered to the market with no onward chain, ensuring a smooth and efficient buying process.

This semi-detached house is competitively priced, making it an attractive option for potential buyers. We highly recommend viewing this property at your earliest convenience to fully appreciate its charm and potential. Don't miss out on the chance to make this lovely house your new home.

## Entrance Hall

Upvc door and side panel obscure window to front, staircase to first floor with storage under.

## Lounge

13'07 x 12'10 (4.14m x 3.91m)

Upvc double glazed window to front, coving to ceiling, feature alcoves, fireplace and gas fire, wooden floor.

## Kitchen/Diner

8'10 x 20'00 (2.69m x 6.10m)

Upvc double glazed windows and double doors to rear, cream wall, base and drawer units with contrasting granite worktops. Porcelain sink with mixer tap, four ring gas hob with extractor over and oven. Space for a fridge freezer and table and chairs. Wall mounted Baxi boiler and laminate flooring.

## First Floor Landing

## Bedroom One

13'10 x 10'09 (4.22m x 3.28m)

Upvc double glazed windows to front and side. Radiator.

## Bedroom Two

12'00 x 8'11 (3.66m x 2.72m)

Upvc double glazed window to rear and radiator.

## Bedroom Three

Upvc double glazed window to front, storage cupboard and radiator.

## Bathroom

Two Upvc double glazed obscure windows to rear, panelled bath with mixer tap, shower over, waterfall spray and screen. W.c, wash hand basin and part panelled walls.

## Externally

To the front there is an enclosed garden.

To the rear are both lawn and decking areas with a storage shed.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 882 ft 2 / 82 m 2

Plot size 0.07 acres

Mobile coverage

EE

Vodafone

Three

02

Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

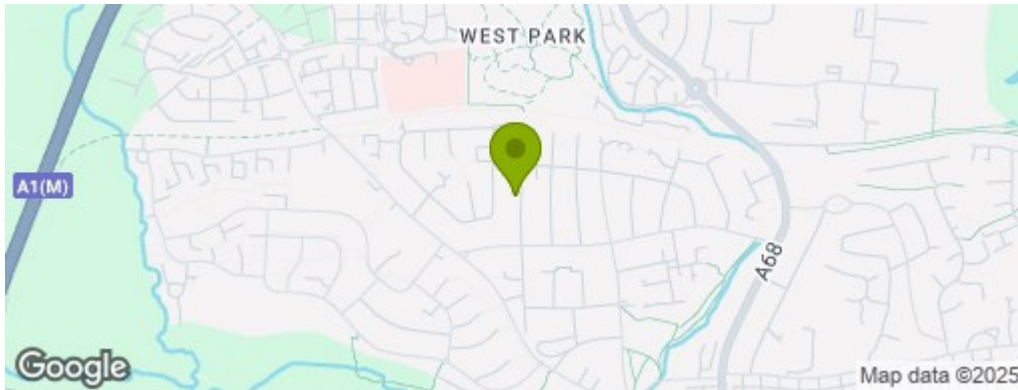
Sky

Virgin

## 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





## Property Information

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