



**Park Lane**  
Darlington DL1 5AF  
Offers Over £90,000





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# Park Lane

Darlington DL1 5AF



- Two Bedroom Terraced Property
- South Park Location
- No Onward Chain

- Double Extension To The Rear
- Close To All Amenities And Main Train Station
- Ideal First Home Or Investment

- Lounge And Dining Room
- Forecourt To Front And Enclosed Court Yard To Rear
- EPC Grade C

Nestled in the desirable area of Park Lane, Darlington, this charming two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a double extension, providing ample living space with a welcoming lounge and a separate dining room, perfect for entertaining guests or enjoying family meals.

As you approach the house, you will find a forecourt at the front, adding to its curb appeal. At the rear, an enclosed courtyard offers a private outdoor space, ideal for relaxing or hosting summer barbecues. The property is offered to the market with no onward chain, ensuring a smooth and efficient purchasing process.

Conveniently located, this home is just moments away from the main train station, making it an excellent choice for commuters. Additionally, the beautiful South Park is nearby, providing a lovely green space for leisurely walks or family outings.

This delightful terraced house combines comfort, convenience, and charm, making it a must-see for anyone looking to settle in Darlington. Don't miss the chance to make this lovely property your new home.

## Entrance Vestibule

With UPVC double glazed front door allowing access in.

## Hallway

With stairs to the first floor.

## Lounge

Situated to the front of the property with double glazed bay window, gas and heating radiator, feature fireplace, and opening aspect into the dining room.

## Dining Room

Situated to the rear of the property with double glazed window and gas central heating radiator.

## Kitchen

Situated to the rear of the property with a modern range of wall and floor unit with contrast in Work surfaces, part tiled walls, integrated gas hob and electric oven, overhead extractor unit, wall mounted boiler, double glazed window to the rear inside elevation, rear back door, and under stairs storage cupboard.

## First Floor

Landing with an upstairs store cupboard.

## Bedroom One

A good double size bedroom situated to the front of the property with fitted robes and matching dressing table, gas and heating radiator and double glazed window.

## Bedroom Two

A good double size bedroom situated to the rear with double glazed window and gas heating radiator.

## Bathroom/W.C.

With a modern white three-piece suite comprising panelled bath with overhead shower, pedestal wash and basin, low-level WC, double glazed window and gas central heating radiator.

## Externally

The property has a four court to the front and an enclosed court Garden to rear.

## Tenure

Freehold

## Property Details

Local Authority: Darlington  
Council Tax Band: A  
Annual Price: £1,581  
Conservation Area No  
Flood Risk Very low  
Floor Area 1,001 ft 2 / 93 m 2  
Plot size 0.02 acres  
Mobile coverage  
EE  
Vodafone  
Three  
O2  
Broadband  
Basic

7 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

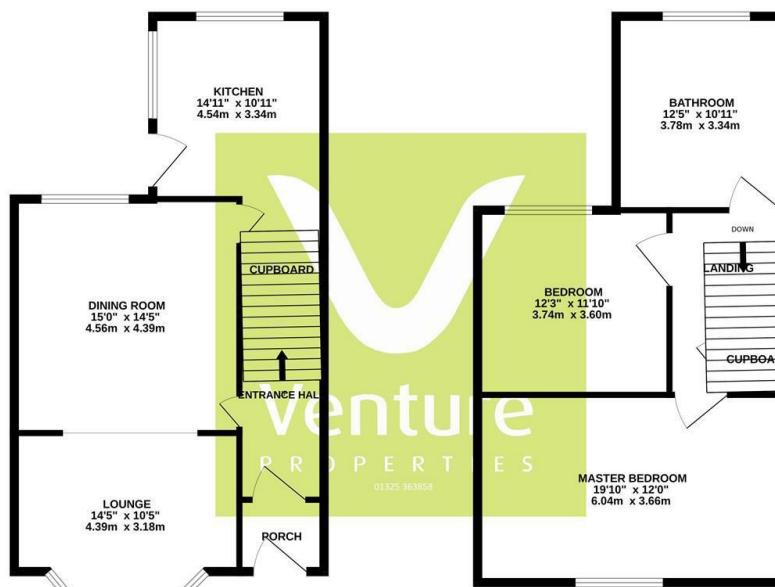
BT  
Sky  
Virgin

## Note

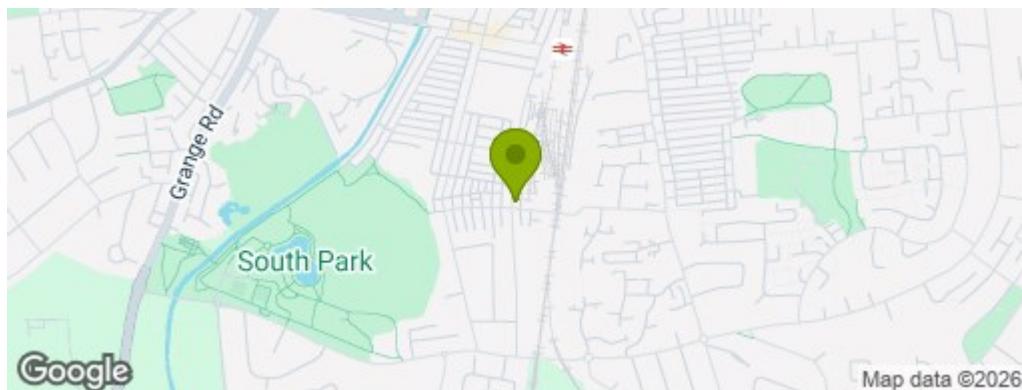
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GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.

1ST FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1222 sq.ft. (113.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information 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 specification of the property has not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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