



**Lewes Road**

Darlington DL1 4AX

**Offers In The Region Of £82,500**







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.

# Lewes Road

Darlington DL1 4AX



- Two Bedroom Mid Terrace Property
- Council Tax Band A

- Ideal First Time Buy
- Epc Rating D

- Close to All Amenities

Situated on Lewes Road, this traditional two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a sound investment. The property boasts a well-proportioned reception room and a spacious kitchen/diner perfect for relaxing or entertaining guests, and a ground floor bathroom complete with jacuzzi bath and separate shower cubicle. To the first floor are two good size bedrooms that provide ample space for rest and privacy.

The location is particularly advantageous, situated close to various retail parks, the main line railway station, and local schools, making it ideal for families and commuters alike. The convenience of nearby bus routes further enhances accessibility to the wider area.

The current owners have made thoughtful improvements to the property, ensuring it is both inviting and functional. This attention to detail makes it a move-in-ready home, allowing new owners to settle in with ease.

## Entrance Porch

Upvc double glazed door to front.

## Lounge

14'1 x 11'5 (4.29m x 3.48m)

Upvc double glazed window to front, coving to ceiling, fireplace with electric fire, marble back and hearth, radiator.

## Kitchen/Diner

12'7 x 14'2 (3.84m x 4.32m)

Upvc double glazed doors to rear, kitchen area has fitted wall, base and drawer units with contrasting worktops, stainless steel sink with mixer tap and integrated fridge freezer. Newly fitted electric hob and oven with extractor over, spotlights to ceiling and vinyl flooring. There is space for a washing machine. The diner area has ample space for a table and chairs. Door to rear.

## Ground Floor Bathroom

Upvc double glazed obscure window to side, fitted panelled Jacuzzi bath with central taps, shower cubicle, wash hand basin and low level w.c. Fully tiled walls, newly laid vinyl flooring and heated towel rail.

## First Floor Landing

### Bedroom One

14'1 x 11'6 (4.29m x 3.51m)

Upvc double glazed window to front, fitted wardrobes and overhead storage. Radiator.

### Bedroom Two

14'2 x 10'9 (4.32m x 3.28m)

Upvc double glazed window to rear, cupboard with concealed boiler and radiator. Access to fully boarded loft via drop down ladder. Newly laid carpet.

## Externally

To the rear there is an enclosed paved courtyard with gated side access.

## Council Tax

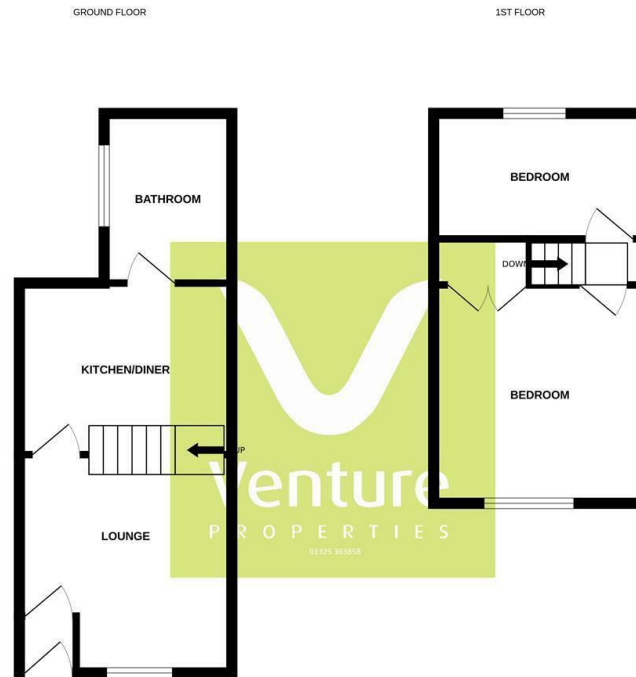
Band A

## Tenure

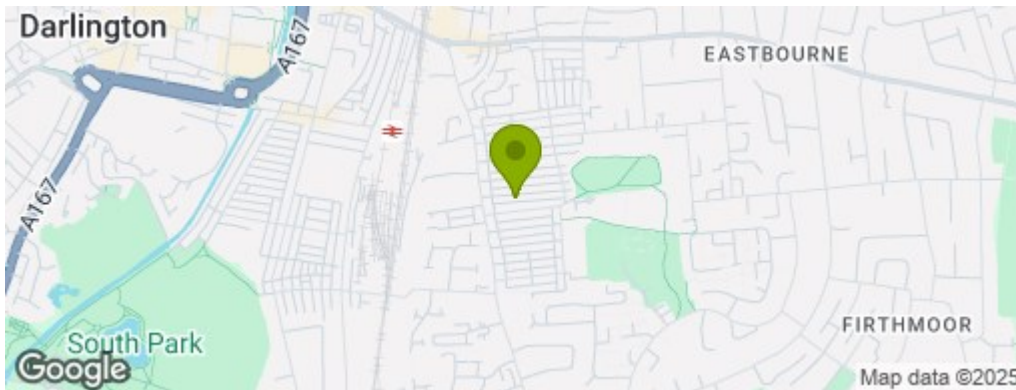
Freehold

## 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 herein, 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 for any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
Made with Metagen 5.0023



## Property Information

**01325 363858**

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