



Lynton Gardens

Darlington DL1 4PB

Asking Price £235,000





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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- Three Bedroom Semi-Detached Property
- Council Tax Band C
- Eastbourne Area of Darlington
- No Onward Chain
- Close to Amenities and Transport Links
- Epc Rating tbc

This immaculately presented updated and refurbished property comes to the market and is located in the Eastbourne area of Darlington. The property has been extended and improved by the current owner to the highest of specifications and standards with no regard to expense. Having benefitted recently from a replaced kitchen, complete with integrated appliances and a refitted bathroom. There are gardens to the front and rear with off street parking for multiple vehicles.

Viewing is recommended.

Entrance Hall

Upvc double glazed window to front, staircase to first floor and radiator.

Lounge

15'7 x 12'2 (4.75m x 3.71m)

Upvc double glazed window to front, electric fire in surround and fireplace.

Dining Room

17'8 x 12 (5.38m x 3.66m)

French doors to rear and radiator.

Kitchen

17'5 x 7'4 (5.31m x 2.24m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, sink with mixer tap, four ring gas hob with extractor over and oven. There is space for a washing machine and there is a Upvc door to side.

First Floor Landing

Upvc double glazed window to side.

Bedroom One

12'4 x 11'5 (3.76m x 3.48m)

Upvc double glazed window to front, fitted wardrobes and radiator.

Bedroom Two

11'11 x 11'5 (3.63m x 3.48m)

Upvc double glazed window to rear, fitted wardrobes and radiator.

Bedroom Three

8'11 x 6'11 (2.72m x 2.11m)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed window to rear, bath with shower over, w.c, wash hand basin and heated towel rail.

Externally

To the front there is off street parking and is mainly laid to lawn. To the rear is block paved with a single detached garage.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,008

Conservation Area: No

Flood Risk: Very low

Floor Area: 1,280 ft² / 119 m²

Plot size: 0.11 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

50 Mbps

Ultrafast

10000 Mbps

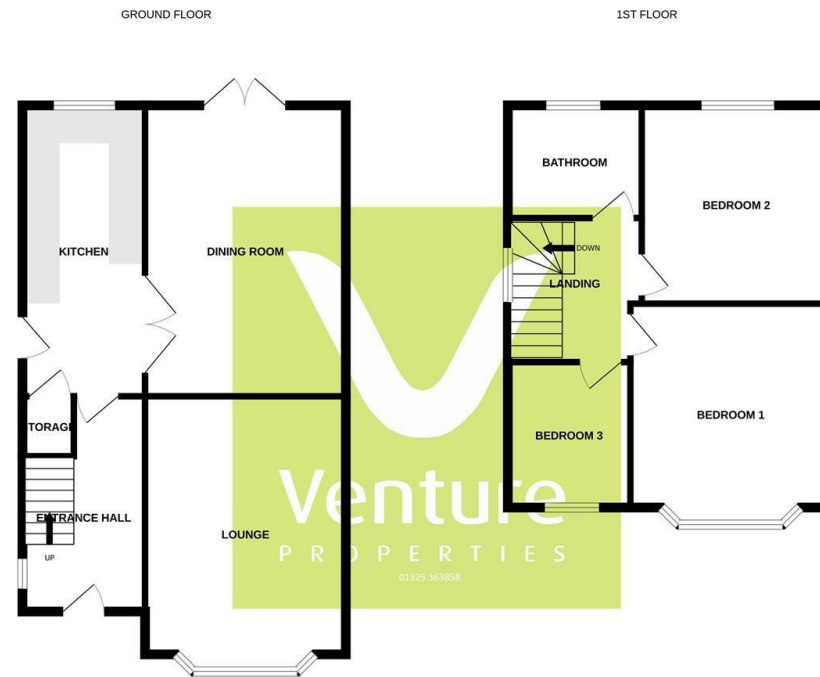
Satellite / Fibre TV Availability

BT

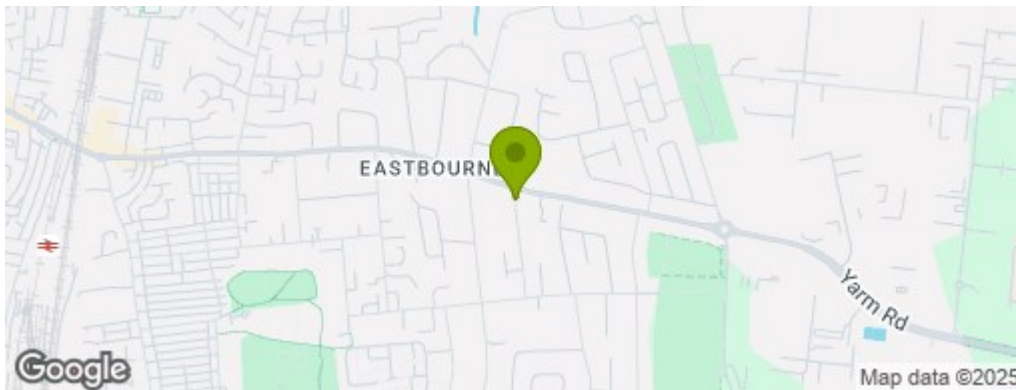
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Note

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.
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Property Information

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