



**Barmpton Lane**

Darlington DL1 3HG

**Offers Over £155,000**





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Barmpton Lane

Darlington DL1 3HG



- Two Bedroom Property with Drive for Off Street Parking
- Drive and Rear Garden
- Epc Rating E

- Rear West Facing Garden
- Conservatory and Downstairs Cloaks
- No onward chain

- Close to Amenities and Schools
- Council Tax Band B

This immaculately presented updated and improved two bedroom semi detached property comes to the market and is ideally located in the Whinfield area of Darlington allowing access to major road links including A19/A66 and the A1(M) both North & South.

The property benefits from gas central heating, Upvc double glazing, two double bedrooms and a modern fitted kitchen. No onward chain.

Viewing is recommended.

## Entrance Hall

Door to front and staircase to first floor.

## Lounge

14'4 x 11'5 (4.37m x 3.48m)

Upvc double glazed window to front, feature brick fireplace with log burner, double doors to Kitchen/Diner.

## Kitchen/Diner

14'8 x 11'0 (4.47m x 3.35m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, stainless steel sink unit and mixer tap, there is space for a cooker and fridge freezer, door to side and double doors to Conservatory. Storage cupboards.

## Conservatory

10'11 x 9'2 (3.33m x 2.79m)

Half wall, half Upvc glazed with pitched roof, double doors to rear.

## First Floor Landing

Upvc double glazed window to side.

## Bedroom One

14'8 x 12'5 (4.47m x 3.78m)

Two Upvc double glazed windows to front and two radiators.

## Bedroom Two

10'8 x 9'3 (3.25m x 2.82m)

Upvc double glazed window to rear and radiator.

## Bathroom

Upvc double glazed obscure window to rear, fitted panelled bath with shower over, waterfall and spray. Low level w.c, wash hand basin in vanity.

## Externally

To the front there is a driveway to provide off street parking and gated access to rear garden.

To the rear is laid to both lawn and patio areas with shed and decorative gravelled seating area.

## Council Tax

Band B

## 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

## Property Information

Local Authority

Darlington

Council Tax

Band:

B

Annual Price:

£1,757

Conservation Area

No

Flood Risk

No Risk

Floor Area

688 ft 2 / 64 m 2

Plot size

0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

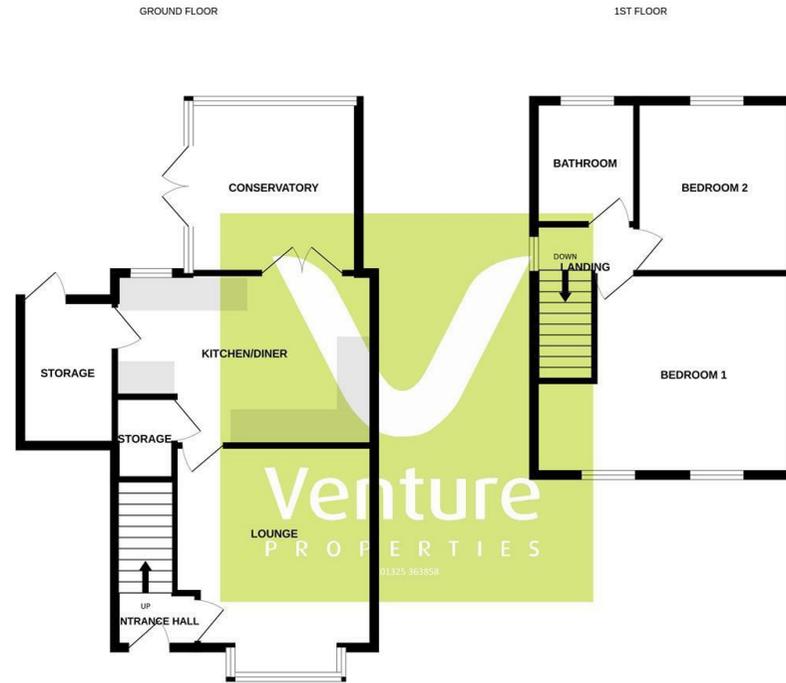
Ultrafast

1000 Mbps

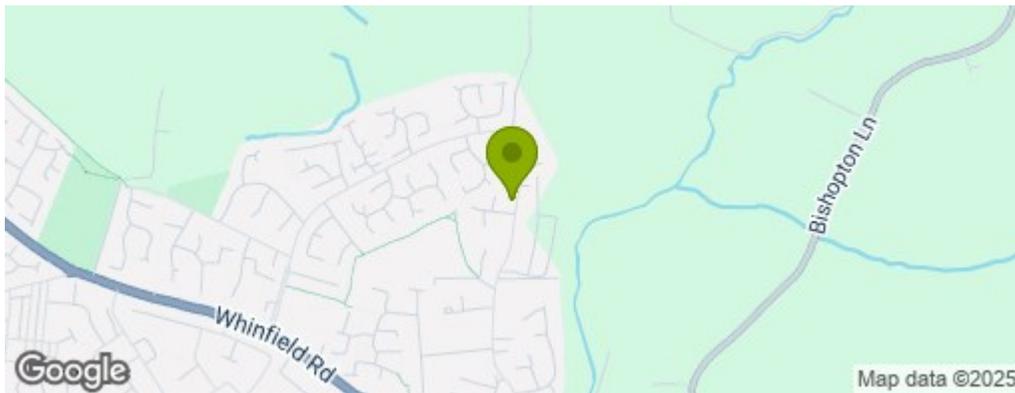
Satellite / Fibre TV Availability

BT

Sky



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 iC2024



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)