



Burnhope Lane

Darlington DL2 1FL

£180,000





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- Three Bedroom Semi-Detached Property
- Gardens to Front & Rear
- Council Tax Band C

- Sought After Middleton-St-George Location
- Easy Access to Teeside Airport
- Epc Rating B

- Off Street Parking
- Ideal Family Dwelling
- Village Life Surroundings

In the charming area of Middleton St. George, Darlington, this delightful semi-detached house on Burnhope Lane offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, perfect for relaxing or entertaining guests.

The house boasts a modern family bathroom with an additional ground floor w.c, ensuring that morning routines run smoothly for everyone in the household. The property is designed to cater to contemporary living, providing ample space for functionality.

For those with vehicles, the property offers parking for two vehicles, a valuable feature in this desirable location. The surrounding area is known for its community spirit and accessibility, making it an excellent choice for those looking to settle in a friendly neighbourhood.

This semi-detached house is not just a place to live; it is a home where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for prospective buyers or renters seeking a comfortable lifestyle in Darlington.

Entrance Hall

Composite door to front and access to ground floor cloaks.

Lounge

12'8 x 10'7 (3.86m x 3.23m)

Upvc double glazed window to front, wall mounted electric fire, part panelled walls, staircase to first floor landing and radiator.

Kitchen/Diner

15'6 x 12 (4.72m x 3.66m)

Upvc double glazed French doors to rear, fitted wall, base and drawer units with contrasting worktops and splashbacks. Integrated electric hob and oven with extractor over. Stainless steel sink with mixer tap, integrated fridge freezer, washing machine, dishwasher and eye level microwave. Ample space for a dining table and chairs, spotlights to ceiling, laminate flooring and radiator.

Ground Floor Cloaks

Back to wall w.c, wash hand basin with tiled splashback and heated towel rail.

First Floor Landing

Bedroom One

13'9 x 9'8 (4.19m x 2.95m)

Upvc double glazed window to rear, fitted wardrobes with sliding mirror doors and radiator.

Bedroom Two

10'1 x 8'1 (3.07m x 2.46m)

Upvc double glazed window to front and radiator.

Bedroom Three

7'1 x 6'9 (2.16m x 2.06m)

Upvc double glazed window to front and radiator.

Bathroom

Panelled bath with shower over and screen, back to wall w.c, wall mounted wash hand basin and heated towel rail. Spotlights to ceiling and fully tiled walls.

Externally

To the front there is off street parking and access to rear.

To the rear is an enclosed garden with a double slatted fence for added privacy.

Mainly laid to lawn with patio area.

Tenure

Discount Market Value Property. Freehold

Property Details

Local Authority: Darlington

Council Tax: Band: C

Annual Price: £2,108

Conservation Area No

Flood Risk Very low

Floor Area 785 ft 2 / 73 m 2

Plot size 5.43 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

19 Mbps

Ultrafast

1800 Mbps

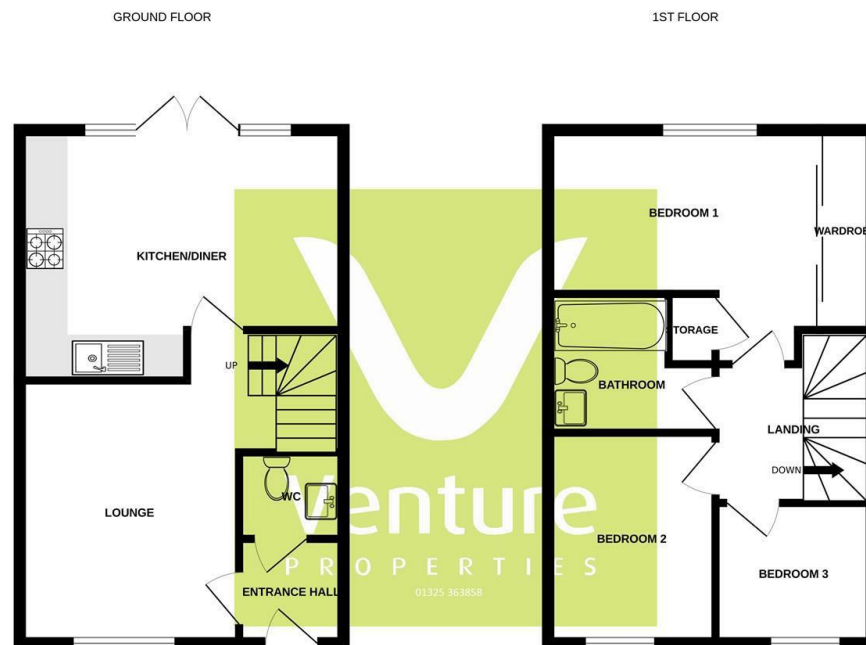
Satellite / Fibre TV Availability

BT

Sky

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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