



## The Lanes

Darlington DL2 2BF

£190,000







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# The Lanes

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- No Onward Chain
- Ideal Family Home
- Council Tax Band C

- Modern Development
- Gardens and Garage with Parking
- Easy Access to the A66

- Recently Decorated With New Flooring
- EPC Rating C

Situated on The Lanes, Darlington, this well-presented three-bedroom detached house is an ideal family home. Recently decorated and re-carpeted throughout, the property offers a fresh and inviting atmosphere, ready for you to move in and make it your own.

The spacious layout offers ample room for family living, with three comfortable bedrooms that provide a peaceful retreat. The property is situated within a popular development, making it a desirable location for families seeking a friendly community environment.

Outside, you will find well-maintained gardens that offer a lovely space for children to play or for you to enjoy a quiet moment in the sun. Additionally, the property benefits from convenient parking, ensuring that you and your guests will always have a place to leave your vehicles.

With no onward chain, this home presents a straightforward buying process, allowing you to settle in without delay. This delightful property is not to be missed, offering a perfect blend of comfort, style, and practicality in a sought-after location.

## Entrance Hallway

Composite door to the front, staircase to the first floor, under stairs storage, radiator.

## Ground Floor Cloakroom

With a low level w.c. and wash hand basin, Upvc double glazed window to the front and radiator.

## Kitchen/Diner

18'3 x 11'3 (5.56m x 3.43m)

Upvc double glazed window to the front, fitted with a range of wall, base and drawer units, contrasting work surfaces, 4 ring gas hob, oven, stainless steel sink unit, space for washer, space for fridge, space for freezer, radiator, french doors to the rear leading to the garden.

## Lounge

12'11 x 10'11 (3.94m x 3.33m)

With french doors to the rear and radiator.

## Staircase/Landing

Landing. With upvc double glazed window to the front, access to the loft, storage cupboard.

## Bedroom One

11'4 x 11'2 (3.45m x 3.40m)

Upvc double glazed window to the rear, radiator and built in wardrobes.

## En-Suite

Upvc double glazed window to the rear, shower cubicle, low level wc, wash hand basin and radiator.

## Bedroom Two

11'11 x 8'5 (3.63m x 2.57m)

Upvc double glazed window to the rear, built in wardrobes, radiator.

## Bedroom Three

8'1 x 6'9 (2.46m x 2.06m)

Upvc double glazed window to the front and radiator.

## Family Bathroom

Upvc double glazed window to the front, fitted with a suite comprising bath with shower over, low level wc, wash hand basin, radiator.

## Externally

To the front of the property the garden is laid to lawn with off street parking for multiple vehicles. To the rear the garden is laid to lawn with well established borders, patio area and access to the garage.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area No

Flood Risk Very low

Floor Area 904 ft 2 / 84 m 2

Plot size 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

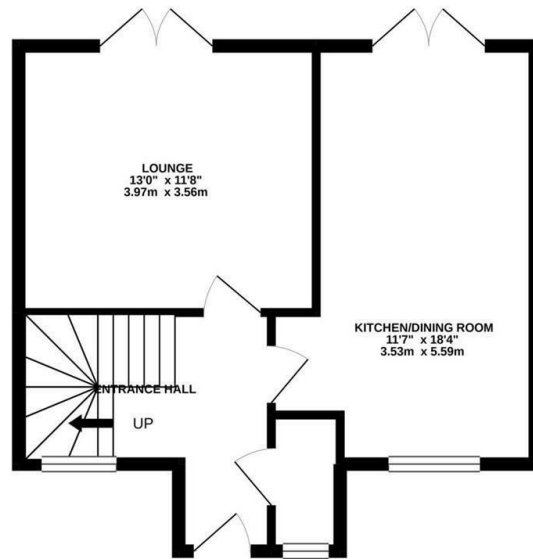
Sky

Virgin

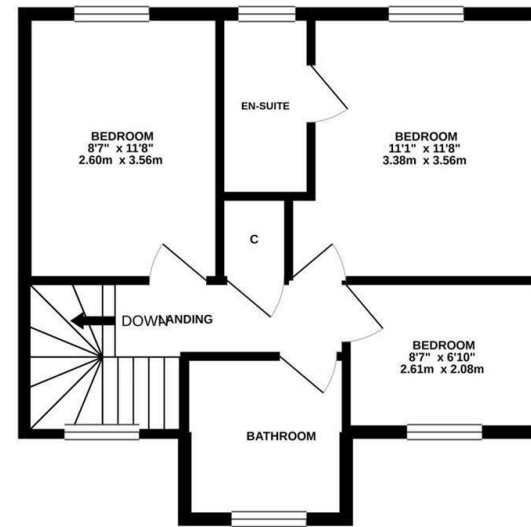
## Note

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GROUND FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



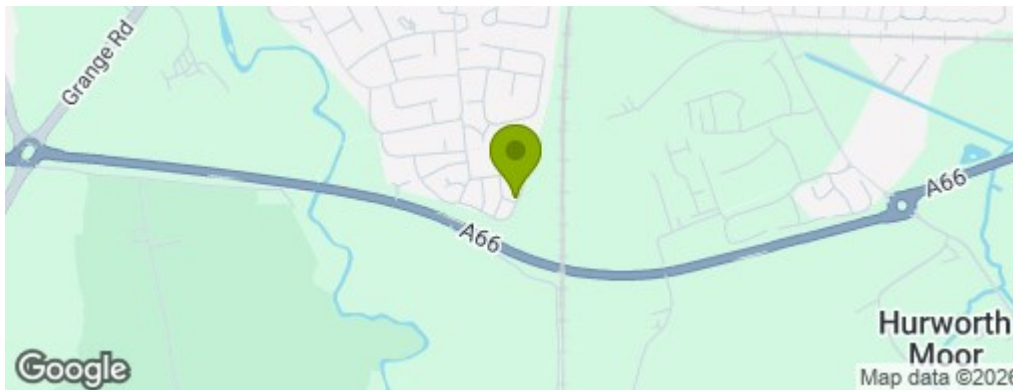
1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.

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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