



Baldwin Lane
Darlington DL1 1QA
Reduced To £170,000





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.

Baldwin Lane

Darlington DL1 1QA



- Three Bedroom Property
- Off Street Parking
- Epc Rating B

- Shared Ownership
- Close to Amenities

- Gardens to Rear
- Council Tax Band B

Three bedroom, family home with off street parking and rear garden. The property offers versatile living and is perfect for families or those who require lots of space.

There are two reception rooms to the ground-floor along with a useful w.c. Three spacious bedrooms to the first floor and a well appointed bathroom. There is a bright and airy feel to this property. The rear garden is accessed via the French doors in the Kitchen/Breakfast room.

Off street parking for two vehicles and a short distance to Darlington town centre and all it's amenities.

Entrance Hallway

Composite door to front, staircase to first floor landing and radiator.

Lounge

15'10 x 12'1 (4.83m x 3.68m)
Upvc double glazed window to front and radiator.

Kitchen/Breakfast Room

15'10 x 11'11 (4.83m x 3.63m)
Fitted with wall, base and drawer units with contrasting worktops, stainless steel sink with mixer tap, four ring gas hob with extractor over and oven. Space for fridge freezer and washing machine. The Breakfast room area has ample space for a table and chairs, radiator and French doors to rear.

Ground Floor Cloaks

With low level w.c, wash hand basin and radiator.

First Floor Landing

Radiator.

Bedroom One

15'10 x 12'9 (4.83m x 3.89m)
Upvc double glazed window to front and radiator. Access to en-suite.

En-Suite

Upvc double glazed obscure window to front, double shower cubicle, low level w.c, wash hand basin and radiator.

Bedroom Two

12' x 8'6 (3.66m x 2.59m)
Upvc double glazed window to rear and radiator.

Bedroom Three

12' x 6'11 (3.66m x 2.11m)
Upvc double glazed window to rear and radiator.

Bathroom

With panelled bath, low level w.c, wash hand basin and radiator.

Externally

To the front there is off street parking for two vehicles and gated access to rear. To the rear is an enclosed garden which has both lawn and patio areas.

Tenure

Leasehold

Property Details

Local Authority: Darlington
Council Tax Band: B
Annual Price: £1845
Conservation Area No
Flood Risk Very low
Floor Area 850 ft 2 / 79 m 2
Plot size 0.06 acres (2 Plots)
Mobile coverage

EE
Vodafone
Three
O2
Broadband

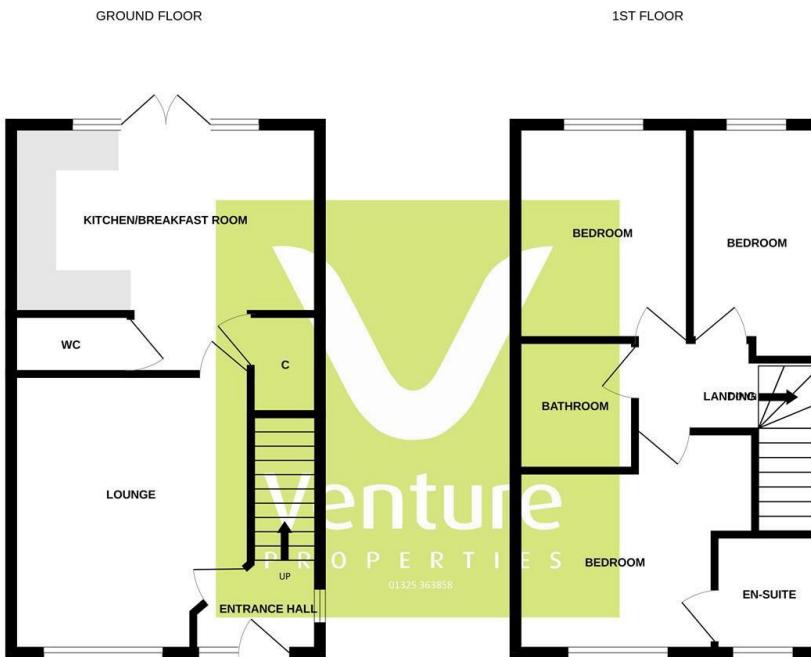
Basic
4 Mbps
Superfast

78 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

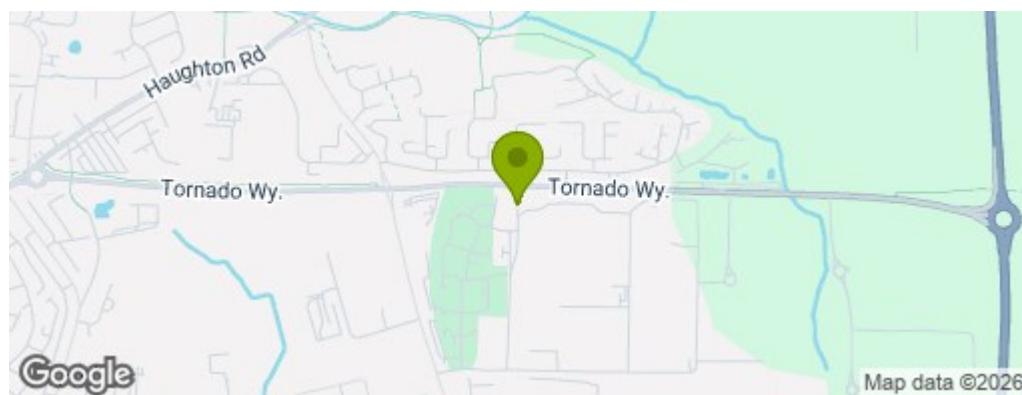
BT
Sky
Virgin

Notes

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. These plans for indicative purposes only and should not 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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