



Newton Lane

Darlington DL3 9EZ

£110,000





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- Three Bedroom Semi-Detached Property
 - Priced To Sell
 - Council Tax Band A
- Off Street Parking and Garage
 - Ideal Family Home
 - EPC Rating C
- Generous Rear Garden
 - Garage
 - Conservatory

Newton Lane in the town of Darlington, this delightful semi-detached house presents an ideal opportunity for families seeking a comfortable and spacious home. Boasting two well-proportioned bedrooms, this property is perfect for those looking to settle down in a welcoming environment.

Upon entering, you will find a cosy reception room that serves as a perfect gathering space for family and friends. The layout of the house is designed to maximise both comfort and functionality, making it an excellent choice for modern living.

The property features a generous rear garden, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor area is a wonderful asset for families with children or pets, offering a safe and private space to play and relax.

Additionally, the house benefits from off-street parking and a garage, ensuring convenience and security for your vehicles. This feature is particularly valuable in a family home, allowing for easy access and peace of mind.

With its ideal location and family-friendly attributes, this semi-detached house on Newton Lane is a fantastic opportunity for those looking to create lasting memories in a warm and inviting setting. Don't miss the chance to make this lovely property your new home.

Entrance Hall
Upvc door to front, staircase to first floor landing and radiator.

Lounge
Upvc double glazed windows to front and rear, coving to ceiling and wall mounted gas fire, with two radiators.

Kitchen
Fitted with wall, base and drawer units, stainless steel sink with mixer tap, space for a cooker and under counter fridge/freezer. Part tiled walls, coving to ceiling and laminate floor. Door to conservatory and plenty of space for a dining table and chairs.

Conservatory
Door to side and radiator.

First Floor Landing
Upvc double glazed window to side and two storage cupboards.

Bedroom One
Upvc double glazed window to front, coving to ceiling, fitted wardrobes and radiator.

Bedroom Two
Upvc double glazed window to rear, coving to ceiling, fitted wardrobes and radiator.

Bathroom
Upvc double glazed obscure window to side, panelled bath, wash hand basin and heated towel rail. Tiled walls.

Separate W.C
Upvc double glazed obscure window to side an low level w.c.

Externally
To the front is a generous driveway and garden area, allowing access to the garage and rear garden.
To the rear is a split level garden, stocked with plants and shrubs, mainly laid to lawn with separate patio area and two sheds.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,581
Conservation Area No
Flood Risk Very low
Floor Area 839 ft 2 / 78 m 2
Plot size 0.06 acres

Mobile coverage

EE
Vodafone
Three
O2
Broadband

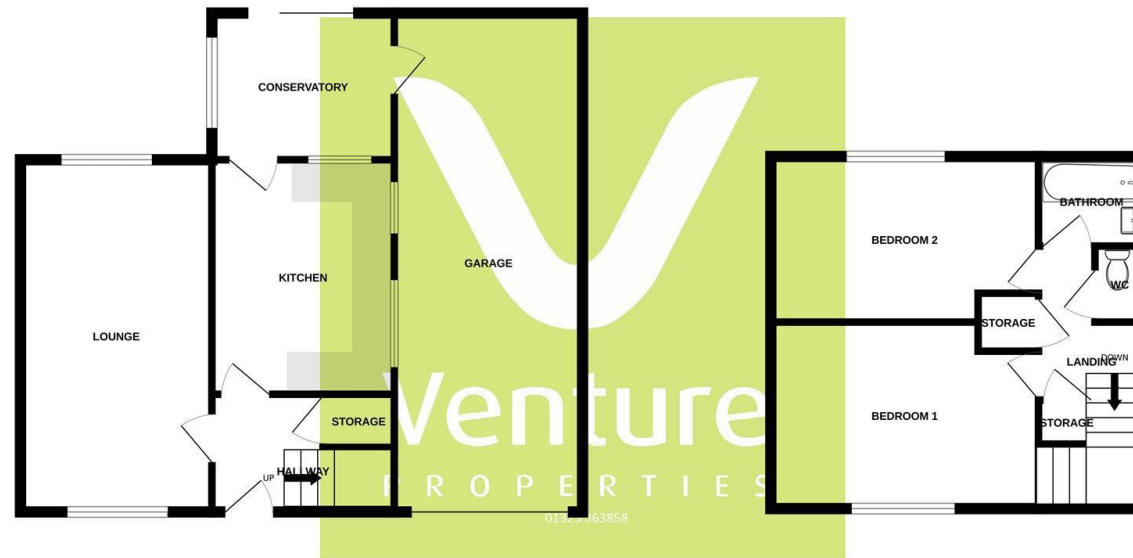
Basic
5 Mbps
Superfast
49 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

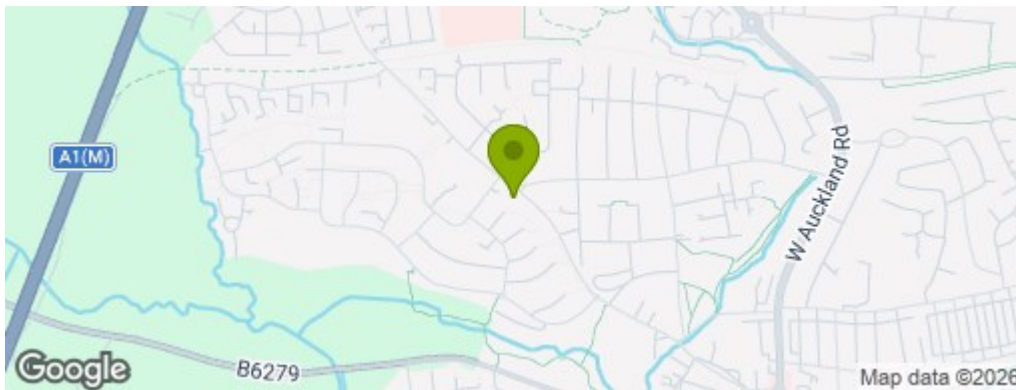
Note
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GROUND FLOOR

1ST FLOOR



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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