



57 Kingsway, Darlington  
Darlington



In Excess of £150,000



## 57 Kingsway

Darlington, Darlington

Nestled in a sought-after area of Darlington, this charming 3-bedroom end terrace offers a wonderful opportunity for those seeking a comfortable and stylish family home. For Sale with no onward chain.

The ground floor features a spacious living room, flooded with natural light, providing the perfect space for relaxation and entertainment. The well-appointed kitchen/diner boasts modern appliances and ample counter space. Double glazed windows throughout, warmed by gas central heating with a Google nest thermostat.

First floor, you will find three generously-sized bedrooms. The master bedroom features built-in wardrobes. The two additional bedrooms are perfect for children, guests, or even a home office, offering versatility to suit your needs. Completing the upper level is a family bathroom, which has been recently installed includes modern fixtures and fittings

External: Good sized garden mainly laid to lawn and patio area. The property has potential to extend, subject to necessary building and planning consent. Single garage with roller door.

Council Tax band: A

Tenure: Freehold



- Three Bedroom end terrace with Single Garage
- Recently Installed Bathroom Suite
- Modern Fitted Kitchen
- Gardens to front and rear
- Energy Performance Certificate : D

**Entrance:**

4'10" x 5'3" (1.49m x 1.62m)

**Lounge:**

14'11" x 14'6" (4.31m x 4.44m)

**Kitchen/Diner:**

9'10" x 14'6" (3.01m x 4.44m)

**Bedroom One:**

13'4" x 8'5" (4.08m x 2.58m)

**Bedroom Two:**

9'1" x 8'2" (2.78m x 2.50m)

**Bedroom Three:**

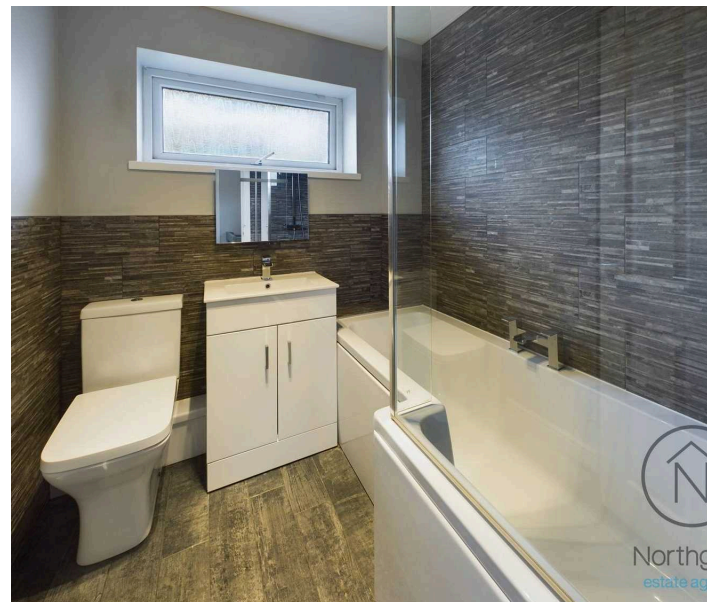
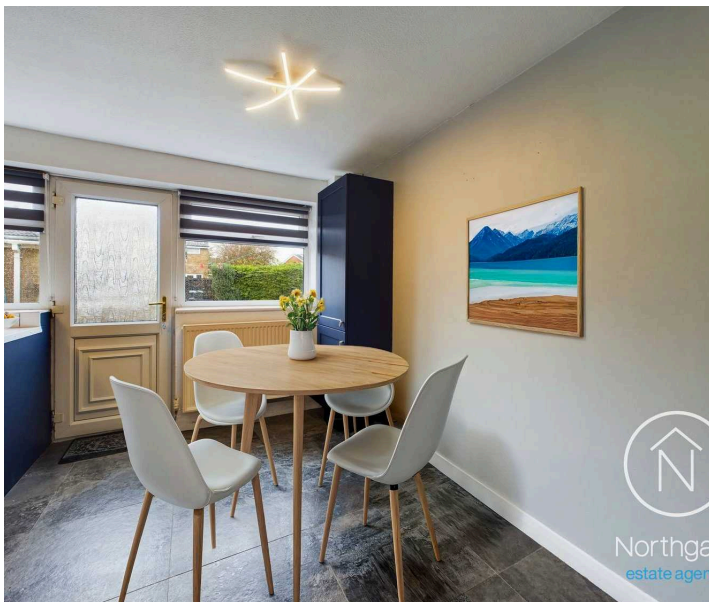
7'9" x 6'0" (2.36m x 1.83m)

**Bathroom:**

6'1" x 6'2" (1.87m x 1.90m)

**Garage:**

16'6" x 9'1" (5.05m x 2.77m)



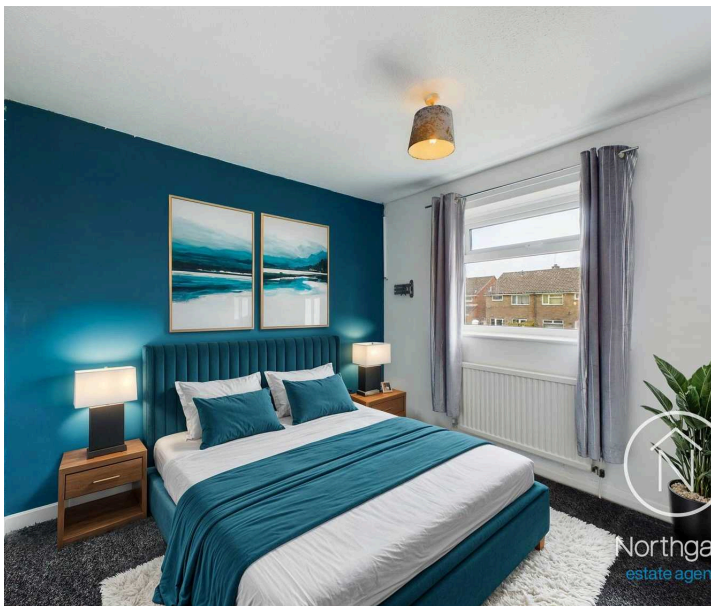


FRONT GARDEN

REAR GARDEN

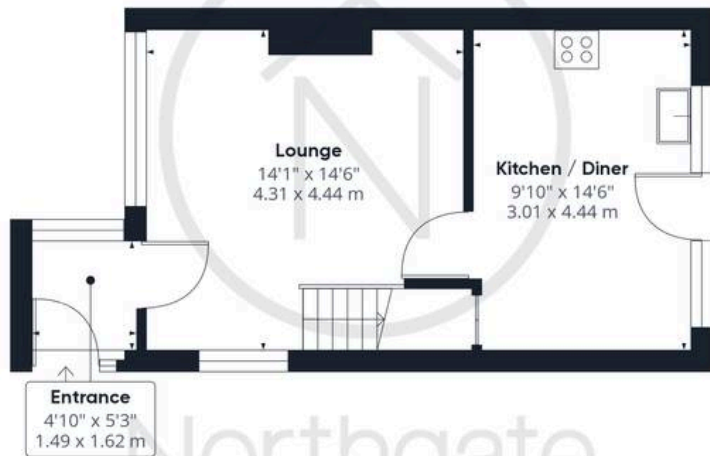
GARAGE

Single Garage





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Ground Floor Building 1



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Floor 1 Building 1

**Approximate total area<sup>m</sup>**

854.46 ft<sup>2</sup>

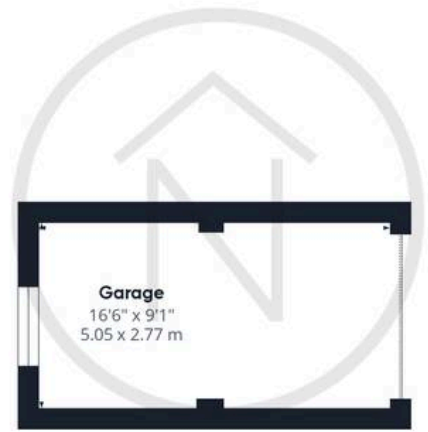
79.38 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Ground Floor Building 2



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