

Lunedale Road, Darlington, DL3 9AT
Offers in the region of £260,000



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Council Tax Band: C

**** VURV Estates ** The Art of Property * Extended family home * Second bedroom with ensuite * Sumptuous interior design * West End location * Catchment for well-regarded schooling ***

Welcome to this charming semi-detached house located on the desirable Lunedale Road in Darlington. This property boasts three reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With three cozy bedrooms, there is plenty of room for the whole family to unwind and rest comfortably.

The house features a main family bathroom, plus an en-suite to the second bedroom, ensuring convenience and privacy for all residents. Whether you're getting ready for the day ahead or winding down in the evening, having a bathroom & shower room is a luxury that cannot be overlooked.

Situated in a peaceful neighbourhood, this property offers a perfect blend of tranquility and accessibility. The surrounding area is ideal for those seeking a quiet retreat while still being within reach of local amenities and transport links.

Don't miss the opportunity to make this house your home. With its spacious interior, convenient layout, and prime location, this property on Lunedale Road is sure to capture your heart. Book a viewing today and envision the endless possibilities that await you in this lovely abode.

Ground floor

Light and airy hallway through a double glazed composite front door and open spindle balustrade leading to the first floor. Three reception rooms, lounge, dining room and garden room extension perfect for modern day living. Cozy and inviting lounge to the front with bay window flooding the room with natural light and attractive fireplace with flame effect gas fire. Double doors to a separate dining room with sliding patio door to the garden room providing useful further living accommodation. The nicely appointed kitchen provides a good range of units with solid oak work surfaces with integrated gas hob, chimney style cooker hood, single oven and fridge/freezer.

First floor

Landing opening to the family bathroom and three well-dressed bedrooms, two doubles and a single, the master enjoying built-in wardrobes, the second bedroom of particular interest featuring an en-suite shower room.

Externally to the front
Lawned garden and block paved driveway for parking.

Externally to the rear
Significantly improved over the years, considered manageable, with a small lawn area and generous patio area perfect for those warmer months.

Please note:
Council tax Band - C
Tenure - Freehold
EPC - D

VURV Estates 'The Art of Property'
Selling homes in Darlington & surrounding with forward thinking Estate Agency.

Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

Principal elevation

Hallway

Lounge

13'8" x 11'8" (4.19 x 3.56)

Dining room

9'6" x 10'5" (2.91 x 3.18)

Garden room

14'11" x 6'11" (4.57 x 2.11)

Kitchen

10'5" x 8'7" (3.18 x 2.64)

First floor landing

Principal bedroom

10'7" (12'5" max) x 11'8" (3.25 (3.81 max) x 3.56)

Second bedroom

8'2" x 12'5" (2.50 x 3.80)

En-suite shower room

Third bedroom

7'10" x 8'7" (2.39 x 2.62)

Family bathroom

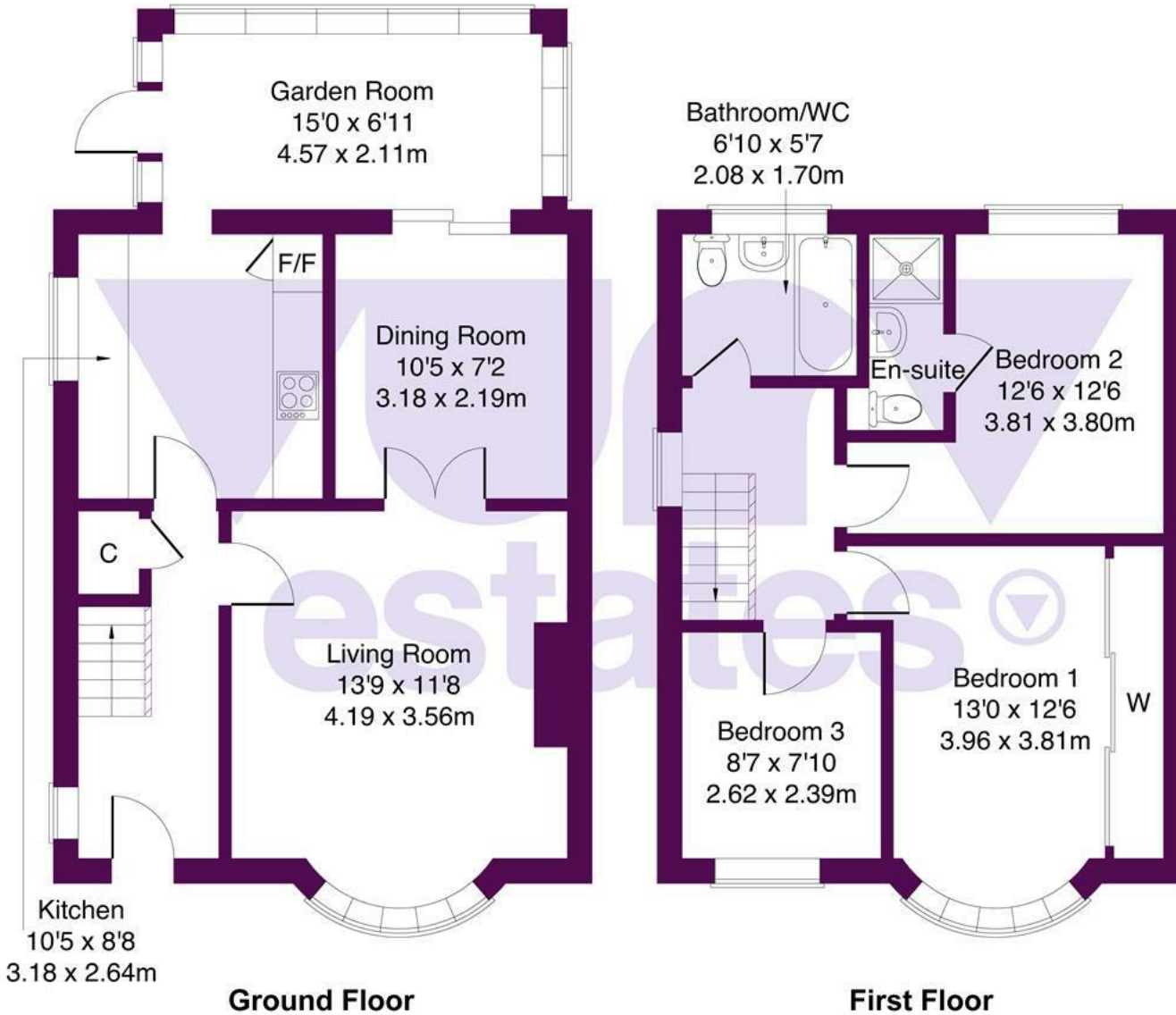
6'9" x 5'6" (2.08 x 1.70)

Rear garden



Lunedale Road, Darlington, DL3 9AT

Approximate Gross Internal Area: (1087 sq ft - 101 sq m.)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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