

Barmpton Lane, Darlington, DL1 3HG
Offers in the region of £135,000



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Council Tax Band: B

**** VURV Estates ** The Art of Property -**

VURV estates welcome this charming semi-detached house located on Barmpton Lane in this sought-after area of Darlington. This property boasts two reception rooms, perfect for entertaining guests and two spacious bedrooms so plenty of room for a growing family or for guests to stay over comfortably.

The property benefits from uPVC double glazing with the exception of the side kitchen door which is single glazed, as well as the dining room cupboard window. The useful loft, has been must improved ideal for storing all your seasonal decorations or items you want to keep out of sight but easily accessible. Additionally, the manageable rear garden provides a lovely outdoor space where you can enjoy a morning coffee or host a summer barbecue.

Conveniently, there is parking available for one vehicle, ensuring you never have to worry about finding a spot after a long day. The two reception rooms offer flexibility whether relaxing or for formal dining, enjoying a pleasant open aspect to the kitchen.

Don't miss out on the opportunity to make this house your home. With its two good-sized bedrooms, ample storage space, and a lovely garden, this property is sure to tick all the boxes for your next move.

Contact us today to arrange a viewing and envision the possibilities that this delightful home has to offer.

Ground floor
Entrance hallway with attractive open spindle balustrade leading to the first floor. Good size L-shaped lounge to the front with a nice bay window flooding the room with natural light. Separate dining room with generous cupboard with open aspect to the kitchen providing a range of units, electric ceramic hob, extractor hood, single oven and

French doors to the garden.

First floor
Landing leading to a bathroom with separate WC and two good size bedrooms, both enjoying fitted wardrobes. Off the landing is a paddle staircase reaching to the loft, ideal for storage featuring a Velux window.

Externally
Gardens to front rear, with driveway for off-street parking. The rear has a useful outside store housing the Baxi combi boiler.

Please note:
Council Tax: Band A
Tenure - Freehold
EPC rating - D
Overall sq ft to be considered a guide only

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

Entrance Hallway

Lounge

14'9" x 14'2" into bay (4.50 x 4.34 into bay)

Dining room

8'4" x 10'0" (2.56 x 3.05)

Kitchen

8'4" x 9'9" (2.56 x 2.98)

First floor landing

Principal bedroom

14'2" into bay x 11'11" (4.34 into bay x 3.65)

Second bedroom

8'4" x 10'0" (2.56 x 3.05)

Bathroom

4'5" x 7'8" (1.35 x 2.34)

Separate WC

Attic room

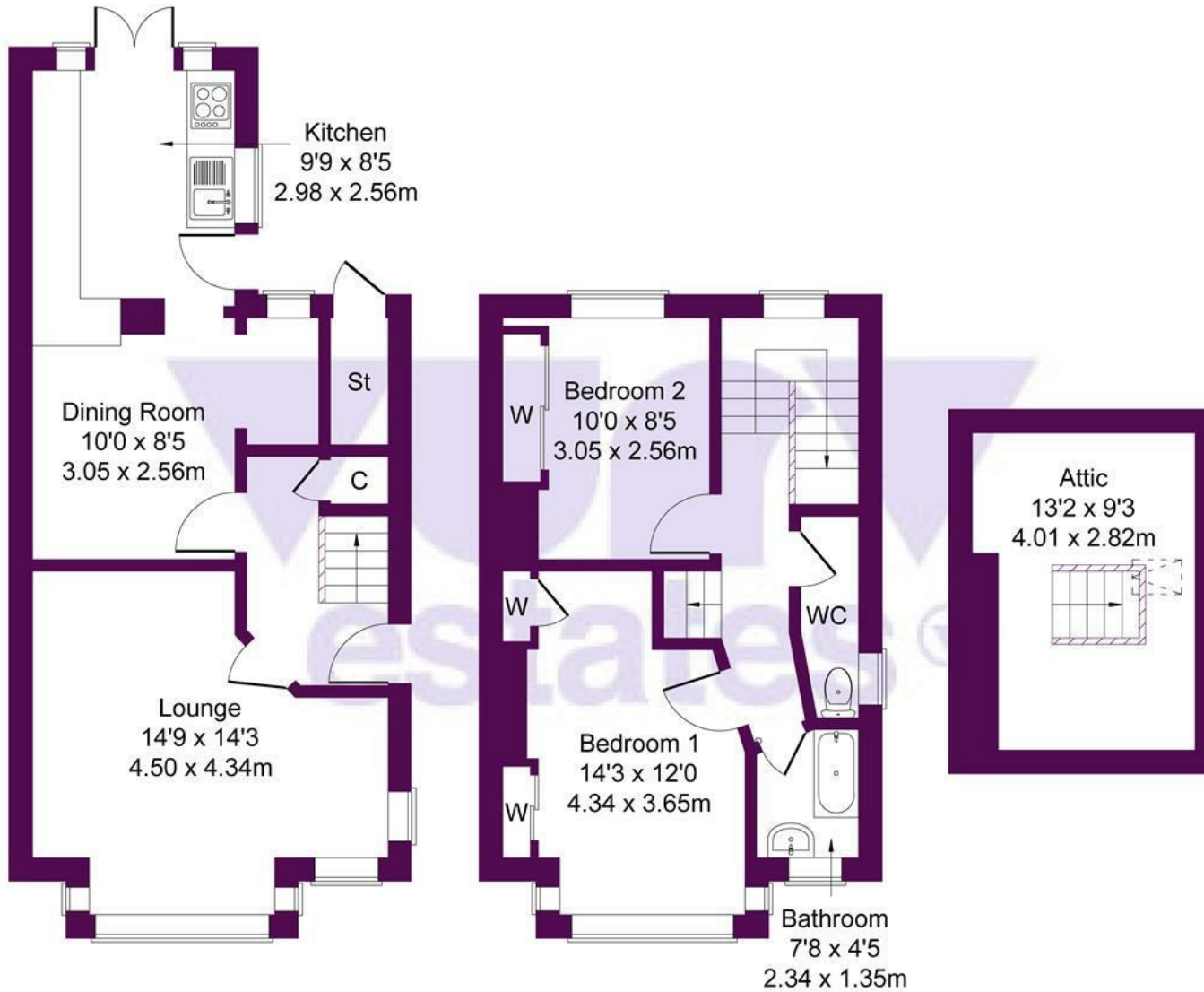
9'3" x 13'1" (2.82 x 4.01)

Rear garden



Barmpton Lane

Approximate Gross Internal Area: (904 sq ft - 84 sq m.)



Ground Floor

First Floor

Attic

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 Darlington
 County Durham
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		56	
(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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