

Railway View, Darlington, DL1 4LX  
Offers in the region of £179,995





# Railway View, Darlington, DL1 4LX

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### Council Tax Band: C

This modern, extended, semi-detached property presents an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms and a stylish bathroom, this property is designed for both relaxation and practicality.

The home features a generous, inviting reception room on arrival, perfect for entertaining guests, nicely appointed dining kitchen, and a stunning garden room extension which enhances the living space, providing a bright and airy atmosphere that seamlessly connects indoor and outdoor living. Additionally, the versatile summer house in the garden offers a unique space that can be tailored to your needs, whether as a home office, playroom, or creative studio.

The property boasts a driveway with parking for two vehicles, ensuring convenience for you and your guests. Set in a peaceful location, it is just a stone's throw away from the town centre and the train station, making commuting a breeze. For those who enjoy the outdoors, the lovely South Park is within walking distance, providing a perfect spot for leisurely strolls or family picnics.

#### Ground floor

Lounge with staircase to the first floor. Dining kitchen, ground floor cloak/WC and delightful garden room extension, providing versatile accommodation.

#### First floor

Landing, leading to a modern bathroom and three well presented bedrooms.

#### Externally

Driveway to the front and enclosed garden to rear featuring a large summer-house.

#### Please note:

Council tax Band - C

Tenure - Freehold

Gas Central Heating & Double Glazing

Total sq ft to be considered guide only, and includes the Summer-house.

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#### 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

#### Lounge

17'6" max x 12'4" (5.34 max x 3.78)

#### Dining Kitchen

14'0" x 10'11" (4.27 x 3.35)

#### Cloak/WC

#### Garden Room Extension

12'8" x 11'1" (3.88 x 3.39)

#### First Floor Landing

#### Principal Bedroom

9'11" x 12'0" (3.04 x 3.68)

#### Second Bedroom

7'5" x 11'7" (2.28 x 3.54)

#### Third Bedroom

9'9" x 8'1" (2.98 x 2.48)

#### Bathroom

7'2" x 6'7" (2.19 x 2.02)

#### Summer-house

17'8" x 9'0" (5.41 x 2.75)

#### Rear Garden







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Approximate Gross Internal Area: (1152 sq ft - 107 sq m.)



Not to Scale. Produced by The Plan Portal 2025  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC