



**Darlington Lane, Stockton-On-Tees TS19 8AD**

**welcome to**

## **Darlington Lane, Stockton-On-Tees**

This Two Bed Semi - Detached Bungalow has been looked after by the Current Owners. Close to local shops, amenities, the University Hospital of North Tees, in addition to bus routes. The property is also located opposite a park which cannot be built on.

### **Agents Note:**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

### **Entrance Hallway**

Stairs to first floor landing, hardwood flooring, radiator, wall lights and door to lounge.

### **Lounge**

12' 7" plus bay window x 11' 1" ( 3.84m plus bay window x 3.38m )

Windows to front and side elevation, radiator and fireplace with surround.

### **Kitchen**

7' 7" x 9' 6" ( 2.31m x 2.90m )

Door to rear elevation leading to garden, window to side elevation, range of units, electric hob, built in fridge freezer, round sink and towel rail.

### **Snug Room**

9' 9" x 9' 7" maximum ( 2.97m x 2.92m maximum )

Real open coal feature fireplace.

### **Conservatory**

16' x 9' 6" ( 4.88m x 2.90m )

Personal door leading to rear garden. fibre glass roof, spotlights, tiled flooring and radiator.





### **Bedroom One**

13' 6" x 10' 10" ( 4.11m x 3.30m )

Built in fitted wardrobes, window to front elevation and radiator.

### **Bedroom Two**

12' 11" x 8' 11" maximum ( 3.94m x 2.72m maximum )

Window to rear elevation, radiator, TV point and built in double wardrobes.

### **Loft Room**

11' 3" maximum x 26' 8" plus storage in eaves ( 3.43m maximum x 8.13m plus storage in eaves )

Boiler. Heating and insulated.

### **Bathroom**

Suite comprising storage cupboards, bath with overhead shower attachment, window to side elevation, chrome towel rail, electric mirror, part tiled and sink with mixer taps.

### **Separate Wc**

WC and window to side elevation.

### **Externally**

To the front of the property there is a laid to lawn garden, brick wall and driveway leading to garage. Garden to rear of the property is enclosed via timber fence with patio area, Indian sandstone, plants, fruit trees, fish pond, outside tap and electrics and storage shed.

### **Garage**

20' 3" x 10' 10" ( 6.17m x 3.30m )

Up and over door. Window to side elevation. Night security lights.



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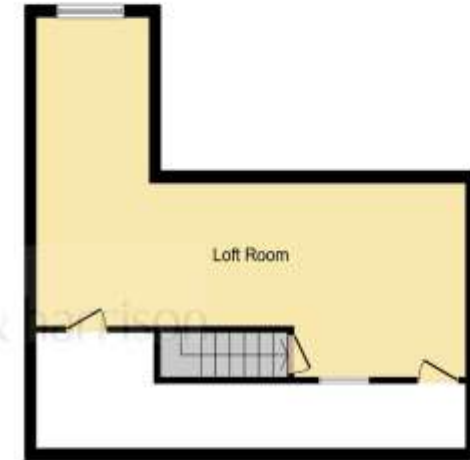
- SEMI-DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- DRIVEWAY
- REAR GARDEN WITH FISH POND & FRUIT TREES! & GARDEN TO FRONT!

Tenure: Freehold EPC Rating: D

**£190,000**



Ground Floor



First Floor

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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Property Ref:  
STO113083 - 0007

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