



## **186 DEWBERRY LANE, DARLINGTON, DL1 3BP**

**Asking Price £156,000**

We offer for sale this well presented **THREE BEDROOM** semi detached property situated in the popular Harrowgate Hill area of Darlington.

Warmed by Gas Central Heating and with the benefit of UPVC Double Glazing, along with modern fittings, off street parking and enclosed rear Garden.

PLEASE NOTE, THIS IS AN AFFORDABLE PROPERTY PRICE IS DISCOUNTED BY 20% FROM THE



PLEASE NOTE: THIS IS AN AFFORDABLE PROPERTY. PRICE IS DISCOUNTED BY 20% FROM THE OPEN MARKET VALUATION, SUBJECT TO MEETING CRITERIA BY DARLINGTON BOROUGH COUNCIL. SPEAK TO OUR SALES MANAGER FOR MORE DETAILS.

The location within the Harrowgate Hill area of Darlington is convenient for the local schools and shops of the area. There are excellent transport links to the A1M and regular bus services also.

TENURE: FREEHOLD  
COUNCIL TAX : C

**ENTRANCE HALLWAY**

The composite entrance door opens into the reception hallway which has access into the Lounge and Cloaks/WC.

**CLOAKS/WC**

Fitted with a low level WC and pedestal hand basin.

**LOUNGE**

**16'3 x 16'00 (4.95m x 4.88m)**

A spacious welcoming reception room being light and bright with a UPVC window to the front aspect. The staircase leading to the first floor is situated here.

**KITCHEN/DINER**

**15'10 x 8'11 (4.83m x 2.72m)**

The kitchen has been fitted with an ample range of white matte wall, floor and drawer cabinets with complimentary worksurfaces and sink unit. The integrated appliances include a gas oven and hob with stainless steel extractor hood and there is plumbing for an automatic washing machine and space for a freestanding fridge/freezer. The room can easily accommodate a family dining table . There is UPVC window and french doors leading out to the rear garden. There is a handy understairs cupboard for useful storage.

**FIRST FLOOR LANDING**

**BEDROOM ONE**

**12'08 x 8'11 (3.86m x 2.72m)**

A spacious master bedroom having a UPVC window to the front aspect and benefitting from a storage cupboard and ensuite facilities.

**ENSUITE**

Fitted with a white suite to include a shower cubicle with mainsfed shower , low level WC and hand basin.

**BEDROOM TWO**

**9'07 x 8'09 (2.92m x 2.67m)**

A further double bedroom , this time having a UPVC window to the rear. Double fitted mirrored wardrobes.

**BEDROOM THREE**

**8'09 x 6'01 (2.67m x 1.85m)**

A sizeable single room , currently being used as a home office with a UPVC window to the rear.

**BATHROOM/WC**

Fitted with a white suite to include a panelled bath with chrome hand held shower mixer, pedestal hand basin and low level WC.

**EXTERNALLY**

To the front there is a paved double driveway to allow for off street parking.

The rear garden is mainly laid to lawn and a pleasant space to enjoy the summer sun.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not to be taken as a guarantee as to their operation or condition, save for those made with this plan (2024)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

