



**John Dixon Lane**

Darlington DL1 1HG

**Offers Over £180,000**





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# John Dixon Lane

Darlington DL1 1HG



- Three Bedroom Semi-Detached Property
- Council Tax Band C
- Larger Plot

- Eastbourne Location
- Epc Rating B
- No Onward Chain

- En-Suite Bathroom
- Off Street Driveway

This well presented three bedroom semi detached family home, offers spacious accommodation situated over three floors with a master suite to the third floor.

Located on this popular modern development conveniently positioned as it lies within easy reach of the town centre, railway station and Morton Park. Convenient transport links can also be found to the A1(M) and A66.

The home is very well presented throughout with welcoming entrance hallway with downstairs cloakroom/W.C., quality kitchen diner, lounge with French patio doors leading out to the rear garden. To the first floor there is two good size bedrooms served by the house bathroom and a master suite on the third floor en-suite facilities.

Externally, there is a driveway allowing off street parking leading to the single detached garage and a generous rear garden, ideal for those warmer months.

## Entrance Hall

## Lounge

14'1 x 11'6 (4.29m x 3.51m)

## Kitchen

13'9 x 11'6 (4.19m x 3.51m)

## Downstairs Cloaks

## First Floor Landing

## Bedroom Two

14'9 x 9'6 (4.50m x 2.90m)

## Bedroom Three

9'10 x 8'2 (3.00m x 2.49m)

## Bathroom

## Stairs to Second Floor

## Bedroom One

14'9 x 12'6 (4.50m x 3.81m)

## En-Suite

## Externally

## Property Information

Local Authority  
Darlington  
Council Tax  
Band:  
C  
Annual Price:  
£2,008  
Conservation Area  
No  
Flood Risk  
No Risk  
Floor Area  
1,054 ft 2 / 98 m 2  
Plot size  
0.05 acres  
Mobile coverage

EE

Vodafone  
Three  
O2  
Broadband

Basic  
8 Mbps  
Superfast  
59 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

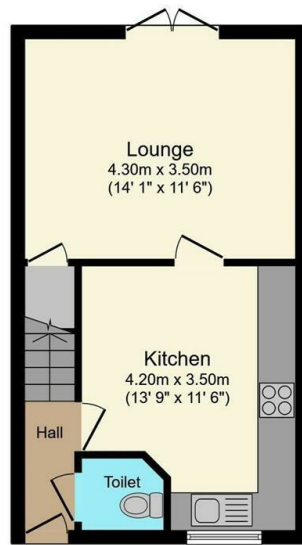
BT  
Sky

## Tenure

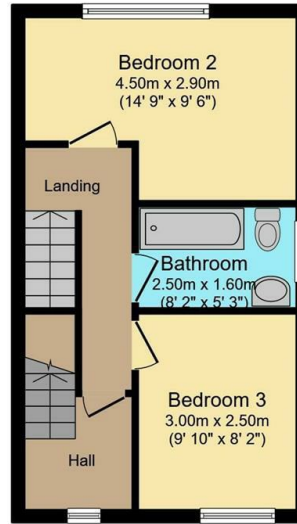
## Note

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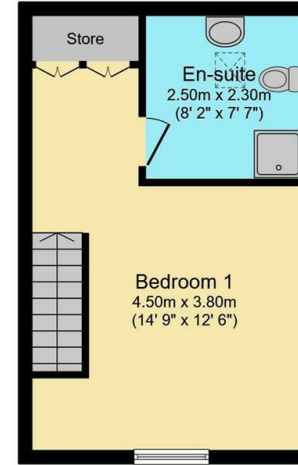
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**Ground Floor**



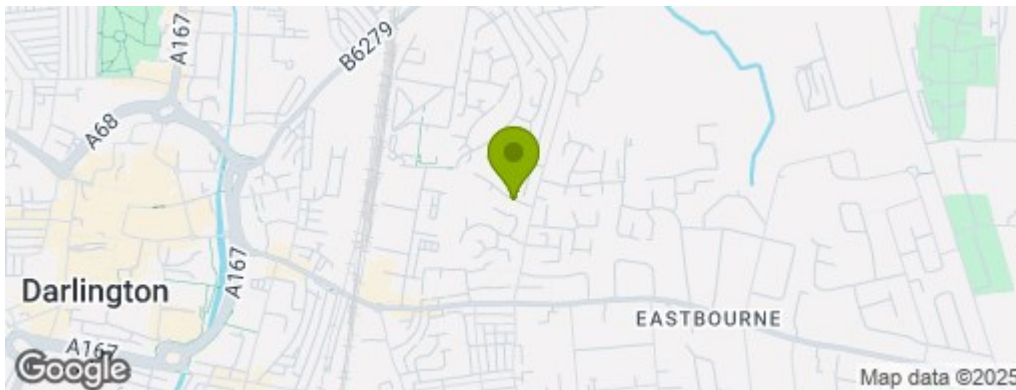
**First Floor**



**Second Floor**

Total floor area 96.8 sq.m. (1,041 sq.ft.) approx

This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



## Property Information

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