



John Dixon Lane

Darlington DL1 1HG

Offers Over £180,000



Venture
PROPERTIES



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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

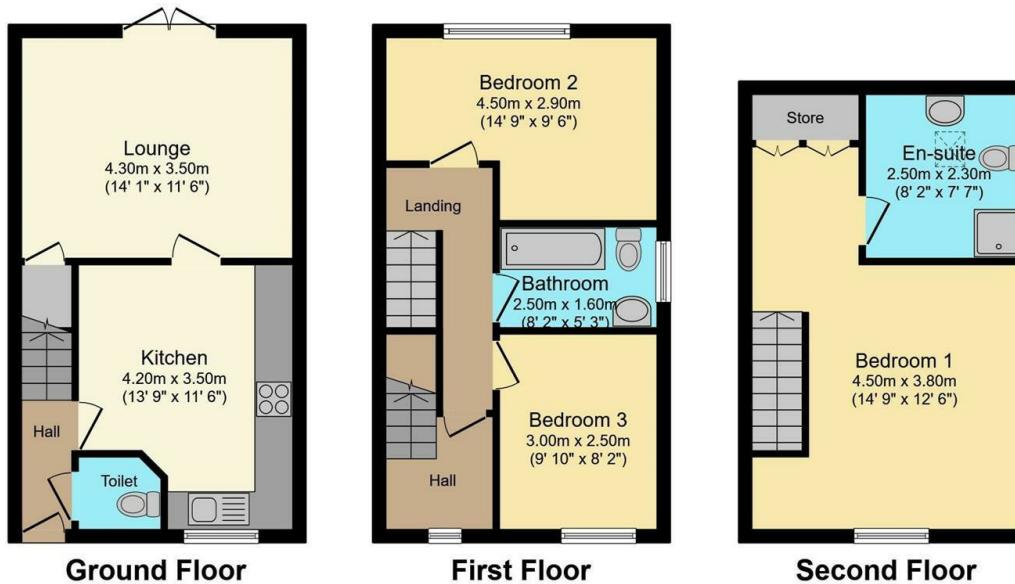
Basic
8 Mbps
Superfast
59 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky

Tenure

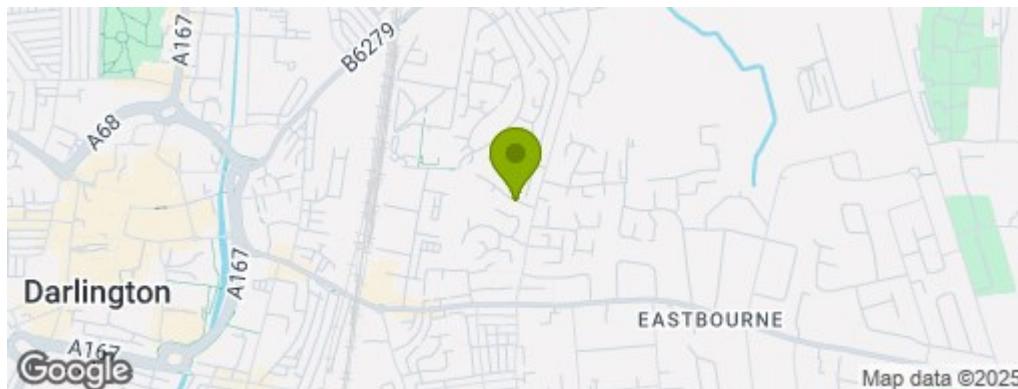
Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



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

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com