



**Lyonette Road**

Darlington DL1 2AS

**Offers Over £150,000**







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# Lyonette Road

Darlington DL1 2AS



- Three Bedroom Semi Detached
- No Onward Chain

- Popular Whinfield Location
- Close to Amenities

- Two Reception Rooms
- EPC Rating C

Welcome to Lyonette Road, Darlington. A semi-detached house located in the sought-after Whinfield area. Situated within easy access to a variety of amenities, from local shops to cafes and parks, everything you need is just a stone's throw away.

This delightful newly refurbished property boasts two reception rooms, perfect for entertaining or simply relaxing, along with a newly installed kitchen and bathroom. With freshly laid flooring throughout, this property is sure to impress.

With three cosy bedrooms, there's plenty of space for the whole family to unwind and make themselves at home.

Step outside into the rear garden, perhaps try your hand at gardening or simply unwind after a long day.

Don't miss out on this fantastic opportunity to own a three-bedroom property in Lyonette Road.

And with no onward chain, you can move in hassle-free and start enjoying your new abode in no time.

Book a viewing today.

## Entrance Hall

Upvc double glazed window to front, staircase to first floor landing and radiator.

## Lounge

13'8 x 12'9 (4.17m x 3.89m)

Upvc double glazed window to front, electric log burner and radiator.

## Dining Room

10'10 x 8'5 (3.30m x 2.57m)

Upvc double glazed window to rear and radiator.

## Kitchen

9'4 x 8'5 (2.84m x 2.57m)

Upvc double glazed window to rear, fitted with base and drawer units, sink, electric hob and oven with extractor over. There is an integrated washing machine and space for a fridge freezer. Storage cupboard.

## First Floor Landing

Upvc double glazed window to side, storage cupboard and access to loft.

## Bedroom One

11'4 x 11'2 (3.45m x 3.40m)

Upvc double glazed window to front, storage cupboard and radiator.

## Bedroom Two

10'10 x 8'5 (3.30m x 2.57m)

Upvc double glazed window to rear and two storage cupboards.

## Bedroom Three

8'11 x 7'10 (2.72m x 2.39m)

Upvc double glazed window to front, storage cupboard and radiator.

## Bathroom

Upvc double glazed obscure window to side, fitted bath with shower over and screen, wash hand basin and heated towel rail.

## W.C

Upvc double glazed obscure window to rear and w.c.

## Externally

To the front of the property there is a garden that is laid to lawn.

To the rear is a private garden with a brick built shed

The current owners have been granted permission from Darlington Borough Council for off street parking.

The persimmon granted is for 6 months starting from 04/04/2025. This would then have to be applied for again.

## Property Information

Local Authority

Darlington

Council Tax

Band:

A

Annual Price:

£1,506

Conservation Area

No

Flood Risk

No Risk

Floor Area

936 ft 2 / 87 m 2

Plot size

0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

1 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

BT

Sky

## Tenure

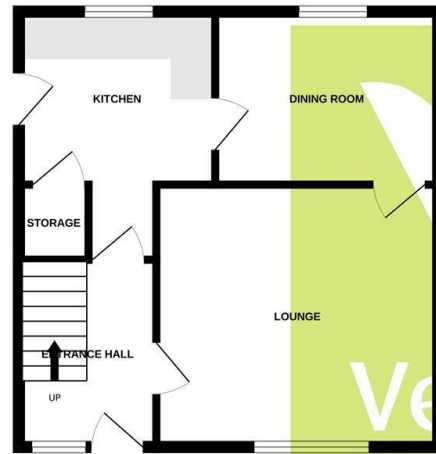
Freehold

## 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

[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)

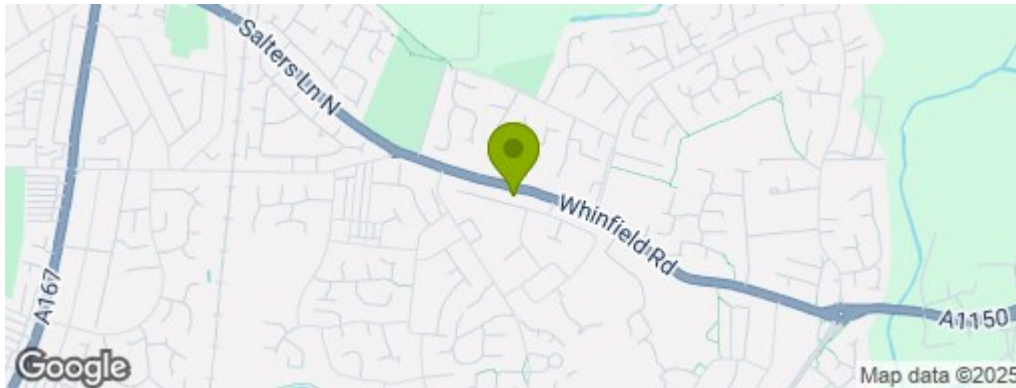
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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