



**Nursery Lane**

Darlington DL2 2JS

**Offers Over £210,000**







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# Nursery Lane

## Darlington DL2 2JS



- Three Storey Four Bedroom Terraced Town House
- Front and Rear Gardens
- Situated On The Outskirts Of Darlington

- Family Bathroom and Two En-Suites
- Epc Rating C
- Viewing Strongly Advised

- Off Street Parking and Garage
- Council Tax Band D

Welcome to this four-bedroom end of terrace townhouse located on Nursery Lane in Merrybent close to Darlington and its surrounding villages and towns.

Situated in a family-friendly community, this townhouse offers a garage and gardens, providing outdoor space for children to play or for you to enjoy a cup of tea on a sunny day. The parking space for two vehicles ensures that you never have to worry about finding a place to park when you come home. In addition the property has a single garage.

One of the standout features of this property is the refitted kitchen/breakfast room. Additionally, the home boasts two en-suites and a family bathroom providing convenience for the whole family.

Don't miss out on the opportunity to make this wonderful townhouse your new home. Contact us today to arrange a viewing and start envisioning the life you could create in this fantastic property on Nursery Lane.

### Entrance Hall

Composite door to front, staircase to the first floor and radiator.

### Ground Floor Cloaks

Ground floor cloaks with w.c and wash hand basin.

### Kitchen/Breakfast Room

14'03 x 8'10 (4.34m x 2.69m)  
Upvc double glazed window to front, fitted with a modern range of grey gloss wall, base and drawer units, one and a half bowl composite sink with mixer tap. Four ring gas hob and oven with extractor over. There is an integrated washing machine and space for a fridge freezer and tumble dryer.

### Lounge

11'04 x 15'04 (3.45m x 4.67m)  
Upvc double glazed window and double doors to rear, recess with multi fuel burner, radiator and laminate flooring.

### First Floor Landing

Staircase and landing.

### Bedroom Two

9'10 x 9'00 (3.00m x 2.74m)  
Upvc double glazed window to front and laminate flooring.

### En-Suite

With a shower cubicle, low level w.c. and wash hand basin.

### Bedroom Three

7'00 (2.13m)  
Upvc double glazed window to rear and laminate flooring.

### Bedroom Four

8'10 x 8'01 (2.69m x 2.46m)  
With a Upvc double glazed window to the rear and laminate flooring.

### Family Bathroom

Fitted with panelled bath, low level w.c, wash hand basin and part tiled walls. Vinyl flooring.

### Second Floor Landing

### Bedroom One

9'00 x 9'10 (2.74m x 3.00m)  
Upvc double glazed window to front, radiator and laminate flooring, fitted wardrobes.

### En-Suite

Fitted with shower cubicle, low level w.c, wash hand basin and laminate flooring.

### Externally

There is an enclosed garden to the front with lawned area.  
To the rear there is a lawn, patio area and pergola.

### Garage

There is a single garage with up and over door.

### Property Information

Local Authority  
Darlington  
Council Tax  
Band:  
D  
Annual Price:  
£2,259  
Conservation Area

No  
Flood Risk  
No Risk  
Floor Area  
1,054 ft 2 / 98 m 2  
Plot size  
0.04 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
5 Mbps  
Superfast  
80 Mbps  
Satellite / Fibre TV Availability

BT  
Sky

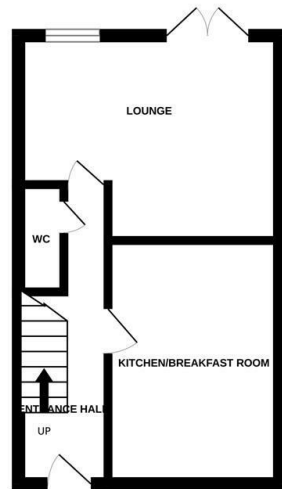
### Tenure

### Note

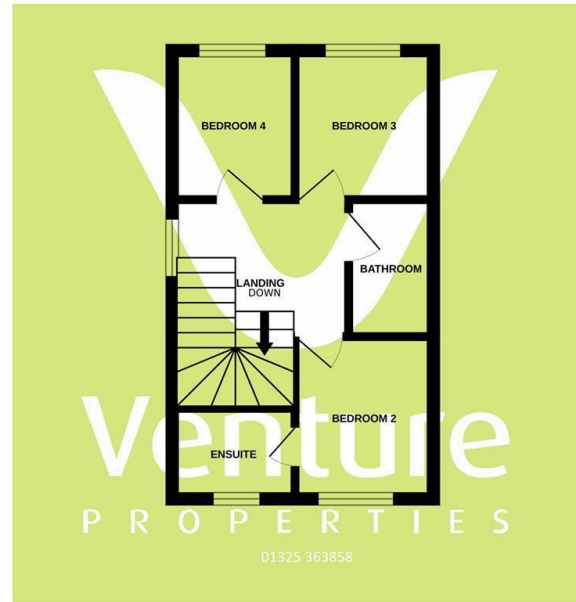
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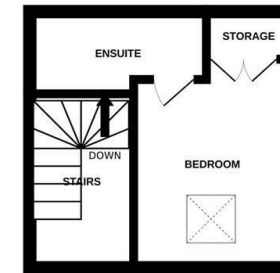
GROUND FLOOR



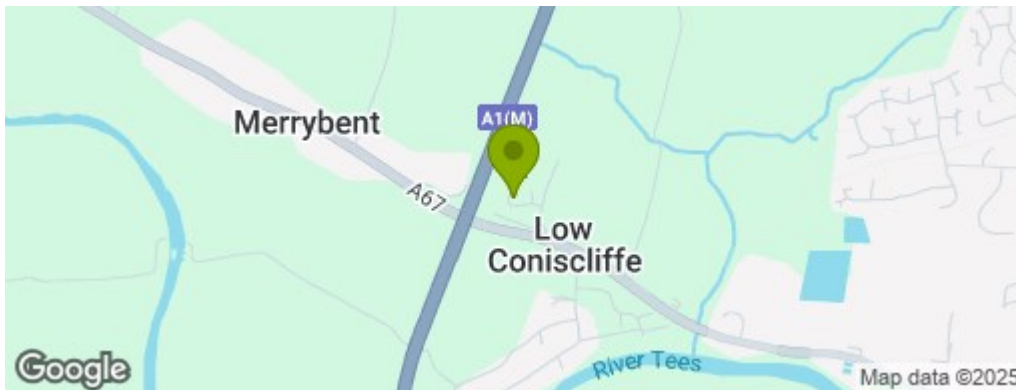
1ST FLOOR



2ND 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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