Nursery Lane

Darlington DL2 2JS

Offers Over £210,000

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.

Nursery Lane

Darlington DL2 2JS

- Four Bedroom Mid Terraced Property
- Village Location
- No Onward Chain
- Epc Rating C
- Juliette Balcony Feature

In the popular area of Merrybent, this delightful four-bedroom mid-terrace house on Nursery Lane offers a perfect blend of comfort and style. This well-appointed three storey house ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere.

The property boasts four generously sized bedrooms, providing ample space for family living or accommodating guests. The presence of two modern bathrooms along with ground floor w.c adds to the convenience, making morning routines and family life a breeze.

Situated in the picturesque Merrybent village, residents can enjoy the peaceful surroundings while still being within easy reach of Darlington's amenities together with Staindrop and Barnard Castle close to hand. This location offers a perfect balance of rural charm and urban convenience, making it an ideal choice for families and professionals alike.

In summary, this terraced house on Nursery Lane is a wonderful opportunity for those seeking a spacious and inviting home in a desirable village setting. With its well-designed layout and attractive features, it is sure to appeal to a wide range of buyers.

Entrance Hallway
Composite door to the front, staircase to the first floor, LVT flooring with radiator.

Ground Floor Cloaks
With low level w.c, wash hand basin and radiator.

Kitchen/Diner/Sitting Area
28'02 x 14'10 (8.59m x 4.52m)
Upvc double glazed windows to the front and rear, fitted with a range of modern grey wall, base and drawer units with solid oak work surfaces. Five ring gas hob with extractor over and deep pan drawers. Integrated double oven, dishwasher, washing machine and fridge freezer. One and a half bowl Porcelain sink unit with mixer tap. There is a concealed Baxi boiler, spotlights to ceiling, LVT flooring, vertical radiator and double doors to rear. Open Plan with sitting area.

Sitting Area
Open plan from the kitchen/diner ideal for family living with LVT flooring.

First Floor Landing
Staircase to the first floor.

Lounge
To the rear there are Upvc double doors with Juliette style balcony. Fireplace with electric fire and laminate flooring.

Bedroom One
Upvc double glazed window to front, fitted wardrobes, radiator and double doors to rear.

En-Suite
Shower cubicle with waterfall and spray, low level w.c, wash hand basin, fully tiled walls and heated towel rail.

Second Floor
Staircase and landing.

Bedroom Two
11'11 x 9'08 (3.63m x 2.95m)
Upvc double glazed window to the rear and radiator.

Bedroom Three
8'07 x 8'01 (2.62m x 2.46m)
Upvc double glazed window to the rear and radiator.

Bedroom Four
8'07 x 6'07 (2.62m x 2.01m)
Upvc double glazed window to front and radiator.

Bathroom
Fitted with panelled bath with shower over and screen. Low level w.c, wash hand basin, part tiled walls, vinyl flooring and radiator.

Externally
There is a driveway to the front with off street parking. The rear garden is paved with decked area.

Tenure
Freehold

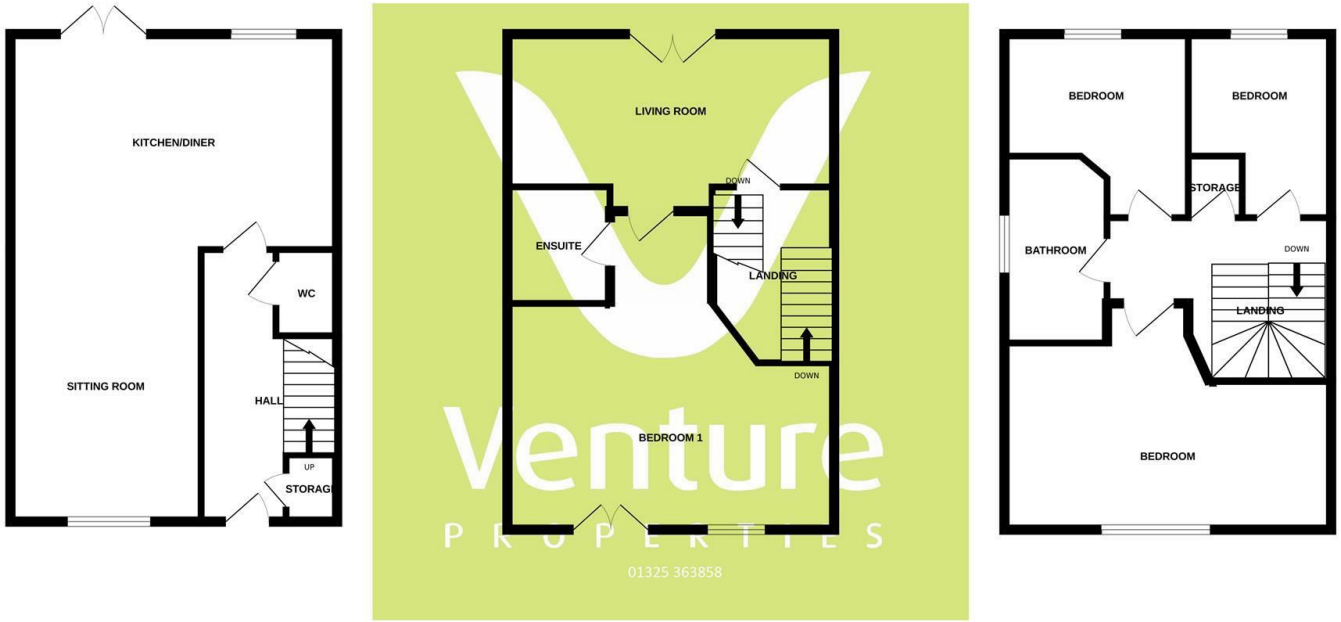
Property Details
Local Authority Darlington
Council Tax Band: D
Annual Price: £2,259
Conservation Area No
Flood Risk No
Floor Area 1,076 ft 2 / 100 m 2
Plot size 0.03 acres
Mobile coverage - EE, Vodafone, Three, O2
Broadband
Basic
5 Mbps
Superfast
80 Mbps
Satellite / Fibre TV Availability
BT, Sky

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

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.
Made with Metropix ©2025

Property Information

01325 363858

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