



Newton Lane

Darlington DL2 2RX

Offers In Excess Of £180,000





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.



Newton Lane

Darlington DL2 2RX



- Three Bedroom Town House
- Epc Rating B

- Popular West Park Location

- Close to all Ameneites

"£1,000 legal fee contribution" NO ONWARD CHAIN

Welcome to this three-bedroom townhouse located on Newton Lane in the popular West Park area of Darlington.

This property boasts three floors, with a modern fitted kitchen, dining room area and w.c to the ground floor, offering convenience for every day living.

The first floor comprises of a cosy living room and bedroom, whilst the second floor has a main bedroom with en-suite, a further bedroom and a family bathroom.

Situated in the desirable West Park location, you'll enjoy the tranquillity of the surroundings while still being close to all the amenities that Darlington has to offer. There are also two off street parking spaces to the rear.

Don't miss out on the opportunity to make this house your home.

Contact us today to arrange a viewing and take the first step towards owning a property that combines style, comfort, and convenience in one delightful package.

Entrance Hall

Downstairs W/C

Kitchen/Diner

26'4" x 14'5" (8.050 x 4.404)

First Floor

Living Room

14'5" x 13'0" (4.396 x 3.981)

Bedroom Three

11'6" x 8'1" (3.512 x 2.465)

Second Floor

Bedroom One

12'6" x 11'4" (3.835 x 3.457)

En-Suite

Bedroom Two

12'7" x 7'11" (3.849 x 2.426)

Bathroom

Externally

Property Information

Local Authority

Darlington

Council Tax

Band:

C

Annual Price:

£2,008

Conservation Area

No

Flood Risk

No Risk

Floor Area

1,097 ft 2 / 102 m 2

Plot size

0.04 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

27 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

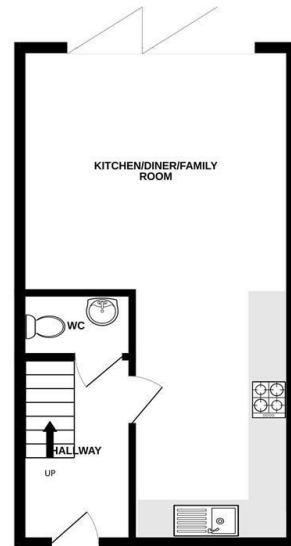
Tenure

Freehold

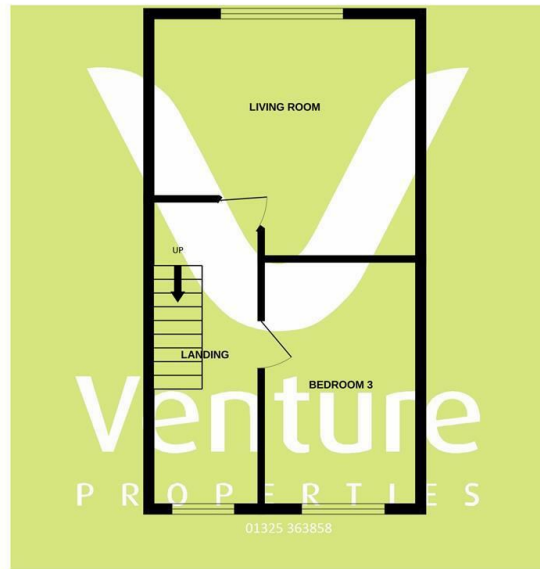
Note

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

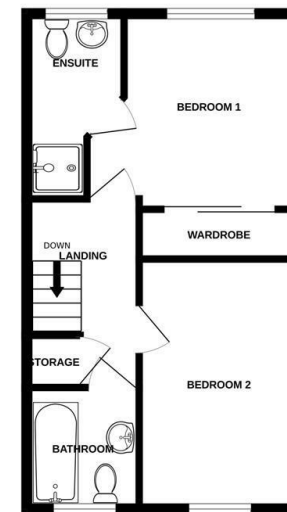
GROUND FLOOR



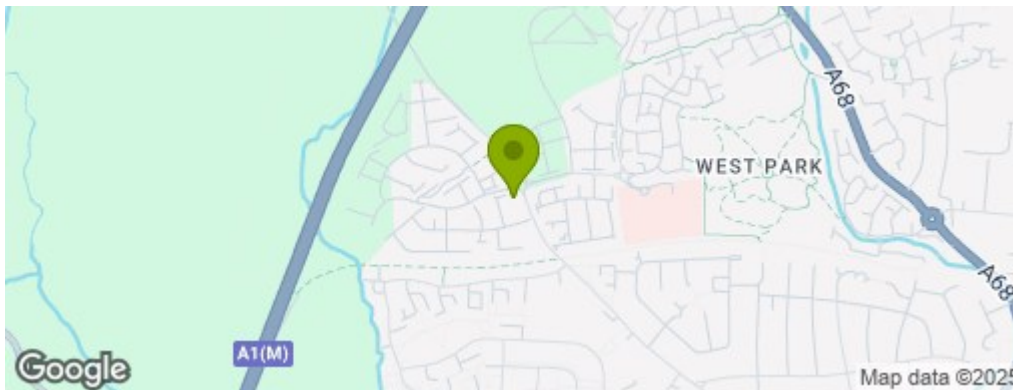
1ST FLOOR



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 ©2024



Property Information

01325 363858

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