



The Lanes

Darlington DL2 2BF

Guide Price £100,000





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.



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- Three Bed Semi Detached Property
- South Park Location
- Epc Rating C

- Garage and Off Street Parking
- Ideal for Dog Walkers
- En-Suite To Main Bedroom

- Well Presented
- Council Tax Band B
- Downstairs W/C

Nestled in the charming area of The Lanes, Darlington, this spacious three-bedroom, two-storey house presents an excellent opportunity for those seeking a comfortable family home. Offered to the market with no chain, this property is attractively priced to sell, making it an ideal choice for first-time buyers or those looking to relocate.

Upon entering, you will find two well-proportioned reception rooms, perfect for both entertaining guests and enjoying quiet family time. The main bedroom boasts the added luxury of an en-suite bathroom, providing a private retreat for relaxation. The additional two bedrooms are versatile and can easily accommodate family members or guests.

The property features two bathrooms, ensuring convenience for all occupants. Outside, you will discover lovely gardens that offer a delightful space for outdoor activities or simply unwinding in the fresh air. A garage is also included, along with parking for two vehicles, which is a valuable asset in this desirable location.

This home must be seen internally to truly appreciate its generous space and potential. With its appealing features and prime location, this property is not to be missed. Arrange a viewing today and envision the possibilities that await you in this lovely Darlington residence.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property

Entrance Hall

With staircase to the first floor.

Lounge

Situated to the front of the property with double glazed window, gas central heating radiator and under stairs storage cupboard.

Kitchen/Dining Room

Situated to the rear of the property with a modern range of wall floor and drawer unit with contrasting worksurfaces, plumbing connections from automatic washing machine, integrated gas hob and electric oven with overhead extractor unit, part tile splashback's, double glazed window and double glazed French doors leading out to the rear garden

First Floor Landing

With landing area.

Bedroom One

Situated to the rear of the property with double glazed window, gas central heating radiator.

Bedroom Two

Situate to the front of the property with double glazed window and gas central heating radiator

Bathroom

With a modern suite comprising panel bath, pedestal wash handbasin, low-level WC, and radiator.

Second Floor

Landing area

Bedroom Three

Been in excellent size room with Velux window, gas central heating radiator and access leading into ensuite shower room.

Externally

To the front of the property is a driveway providing access to the Garage and gated access to rear. Lawn area.

To the rear is an enclosed garden.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B
Annual Price: £1,845
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.05 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
4 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

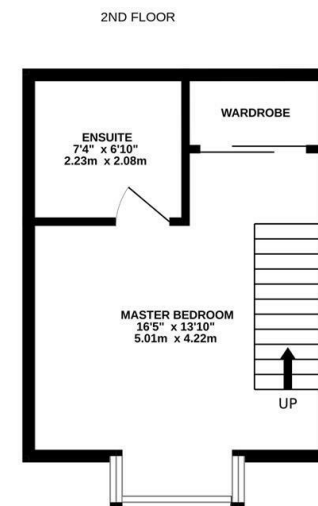
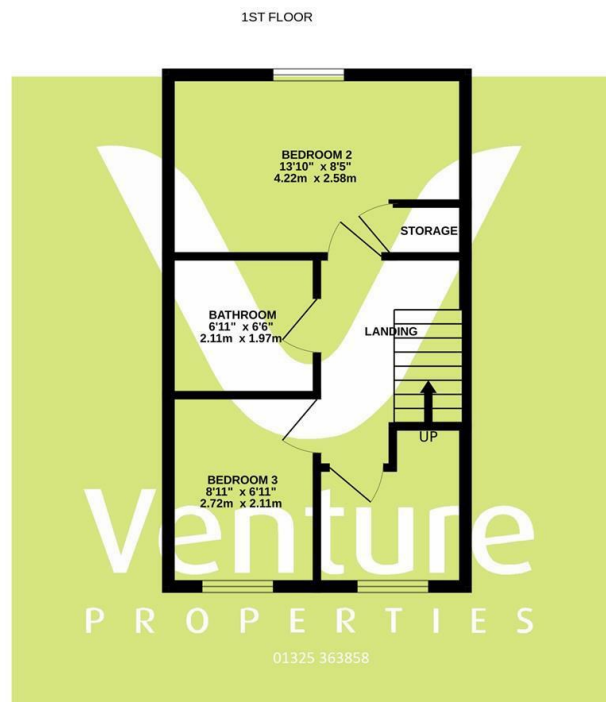
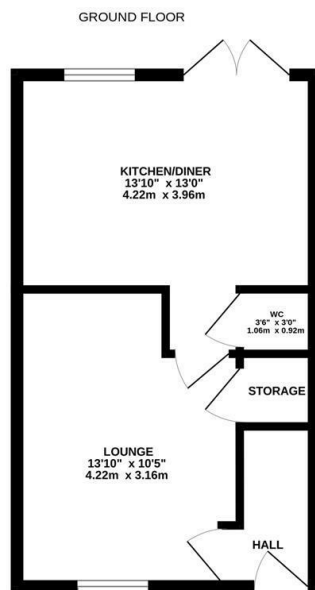
BT
Sky
Virgin

Note

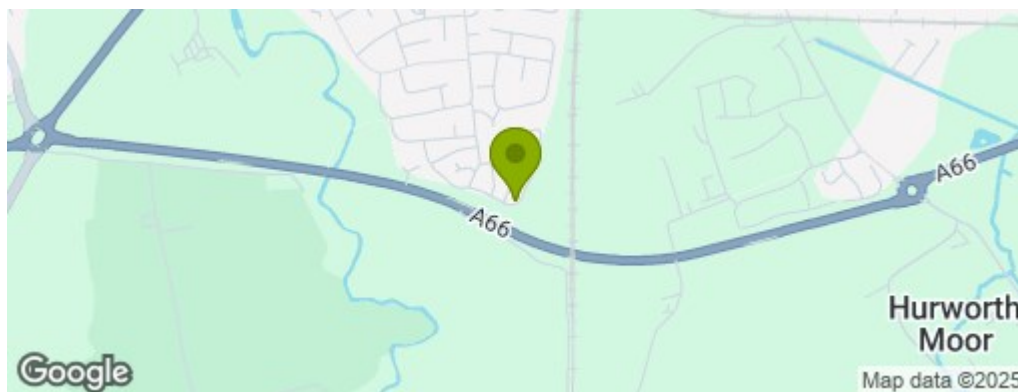
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En-suite

With a shower set within a cubicle, pedestal wash handbasin, low-level WC and Velux window.



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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