



**Newton lane**  
Darlington DL2 2RX

Offers In The Region Of £185,000





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# Newton lane

## Darlington DL2 2RX



- Three spacious bedrooms
- En-suite to main bedroom
- Semi-detached house

- Modern interior design
- Front and rear gardens
- Close to countryside

- Downstairs W.C.
- Ample parking available
- Near local amenities

Nestled in the sought-after West Park Estate of Darlington, this well-presented semi-detached house offers a delightful blend of modern living and convenience. Boasting three spacious bedrooms, including a master suite with an ensuite bathroom, this home is perfect for families or those seeking extra space. The property features a welcoming reception room that flows seamlessly into a contemporary kitchen, making it ideal for both relaxation and entertaining.

One of the standout features of this residence is the convenient downstairs w.c., enhancing the practicality of daily living. The interior is tastefully decorated, ensuring a warm and inviting atmosphere throughout.

Outside, the property benefits from well-maintained gardens to both the front and rear, providing a lovely outdoor space for gardening or enjoying the fresh air. Ample parking facilities are also available, adding to the appeal of this charming home.

Situated close to picturesque countryside, this property is not only a tranquil retreat but also conveniently located near local amenities and excellent commuting options. With no onward chain, this home is ready for you to move in and make it your own. We highly recommend viewing this property at your earliest convenience to fully appreciate all it has to offer.

### Entrance Hallway

#### Lounge

14'9" x 10'5" (4.5 x 3.2)

Situated to the rear with double glazed window to side elevation and french doors leading out to the rear garden.

#### Dining Kitchen

14'9" x 8'2" (4.5 x 2.49)

Situated to the front of the property with a modern range of wall and floor unit with contrasting worksurfaces, cooker connection point, plumbing connections for an automatic washing machine, part tiled walls and double glazed window to front elevation.

#### Downstairs W.C.

With a low-level WC and wash hand basin.

### First Floor Landing

#### Bedroom One

10'7" x 9'3" (3.25 x 2.82)

A good double size bedroom with double glazed window glass central heating radiator and access leading into the ensuite.

Annual Price: £2,108  
Conservation Area No  
Flood Risk Very low  
Floor Area 807 ft 2 / 75 m 2  
Plot size 0.04 acres (2 Plots)  
Mobile coverage

#### En-Suite

With a modern suite comprising shower within cubicle, low-level WC, wash hand basin and double glazed window.

EE  
Vodafone  
Three  
O2  
Broadband

#### Bedroom Two

12'2" x 6'2" (3.73 x 1.88)

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

Basic  
6 Mbps  
Superfast  
36 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

#### Bedroom Three

8'7" x 8'5" (2.64 x 2.59)

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

BT  
Sky  
Virgin

#### Bathroom/W.C.

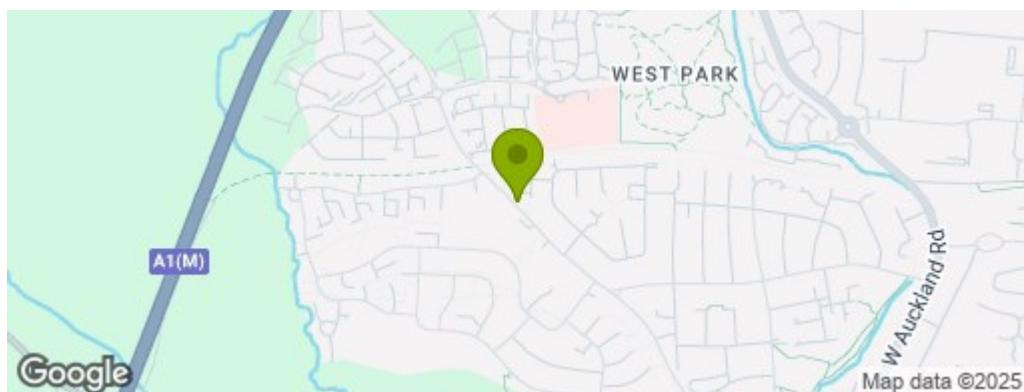
With a modern suite comprising panel bath, pedestal wash handbasin, low-level WC and radiator.

#### 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and equipment 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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