



**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 eating radiator and access leading into the ensuite.

#### En-Suite

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

#### 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.

#### 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.

#### Bathroom/W.C

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

#### Externally

The home stands on a well appointed plot situated in the ever popular West Park development with gardens to the front and rear the rear garden been mainly laid to lawn there is ample parking facilities the property is located close to local countryside.

#### Tenure

Freehold

#### Property Details

Local Authority: Darlington  
Council Tax Band: C

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

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

36 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

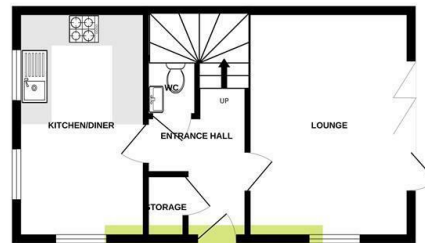
Sky

Virgin

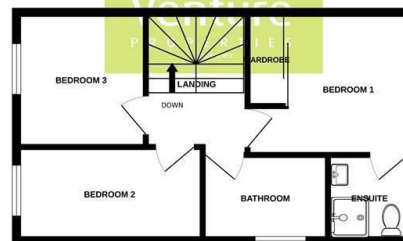
#### Note

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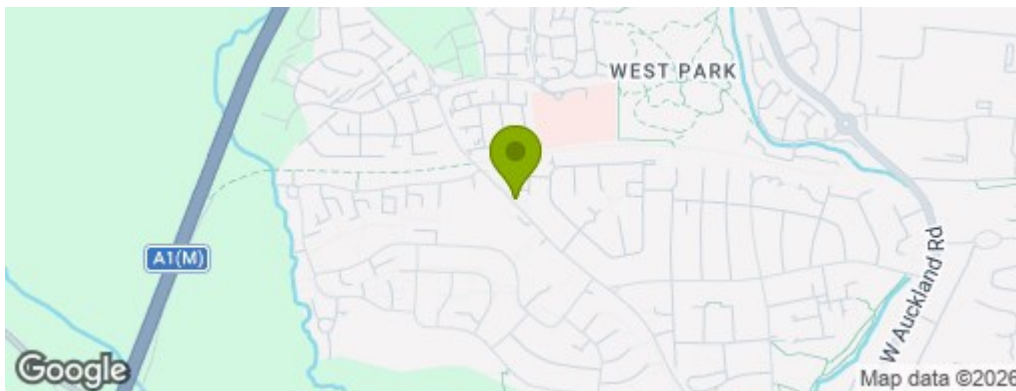
# GROUND FLOOR



# 1ST FLOOR



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## Property Information

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