



Lanethorpe Crescent

Darlington DL1 4SH

£150,000



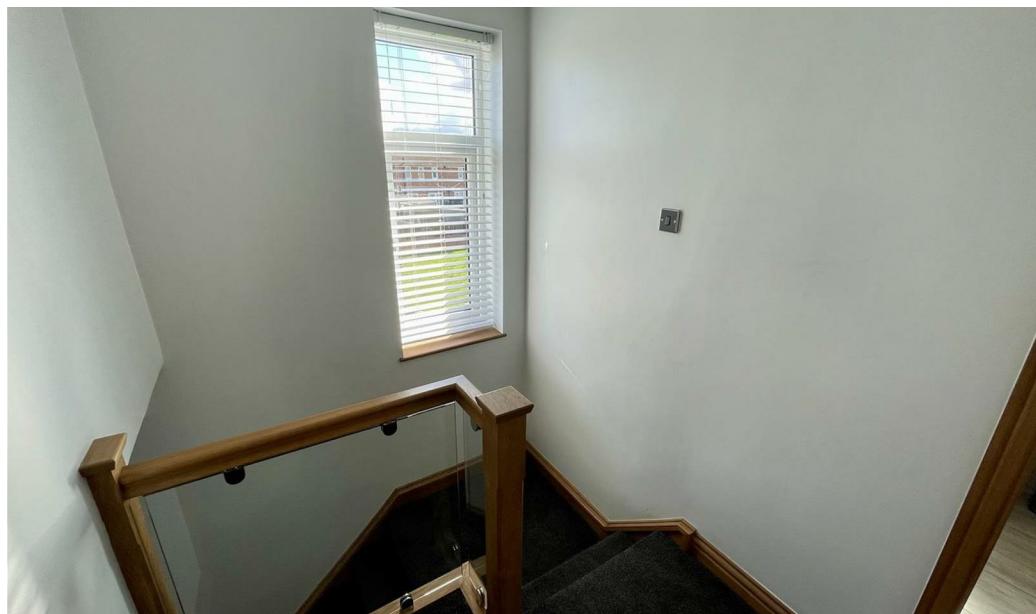
Venture
PROPERTIES



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.



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.

Lanethorpe Crescent

Darlington DL1 4SH



x 3



x 1



x 1

- Three Bedroom Property
- Ideal Family Home
- Epc Rating C

- Off Street Parking
- Close to Amenties

- Gardens to Front and Rear
- Council Tax Band A

We are delighted to offer to the market this deceptively spacious three bedroom semi detached property situated in the ever popular Eastbourne location.

The property has gas central heating and double glazing and in brief comprises of entrance hall, lounge, kitchen/diner. Three bedrooms to the first floor and family bathroom. Large gardens to the front and rear.

Viewing is recommended.

Entrance Hall

Composite door to front, staircase to first floor and radiator.

Lounge

13'9 x 12'8 (4.19m x 3.86m)
Upvc double glazed window to front, electric fire and radiator.

Kitchen/Dining Room

21'7 x 8'6 (6.58m x 2.59m)
Upvc double glazed window to rear, wall, base and drawer units, stainless steel sink with mixer tap. Five ring gas hob with extractor over and eye level oven. Integrated fridge freezer and washing machine. French doors to rear and radiator.

First Floor Landing

Upvc double glazed window to side and access to loft.

Bedroom One

13'10 12'9 (4.22m 3.89m)
Upvc double glazed window to front, storage cupboard and radiator.

Bedroom Two

11'9 x 8'6 (3.58m x 2.59m)
Upvc double glazed window to rear, storage cupboard and radiator.

Three
O2
Broadband

Bedroom Three

9'4 x 7'4 (2.84m x 2.24m)
Upvc double glazed window to front, storage cupboard and radiator.

Basic
3 Mbps
Superfast
53 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

Bathroom

Two Upvc double glazed windows to rear, panelled bath with shower over, w.c, wash hand basin and heated towel rail.

BT
Sky
Virgin

Externally

To the front there is off street parking.
To the rear is a decking area, lawn area and an outhouse.

Tenure

Freehold

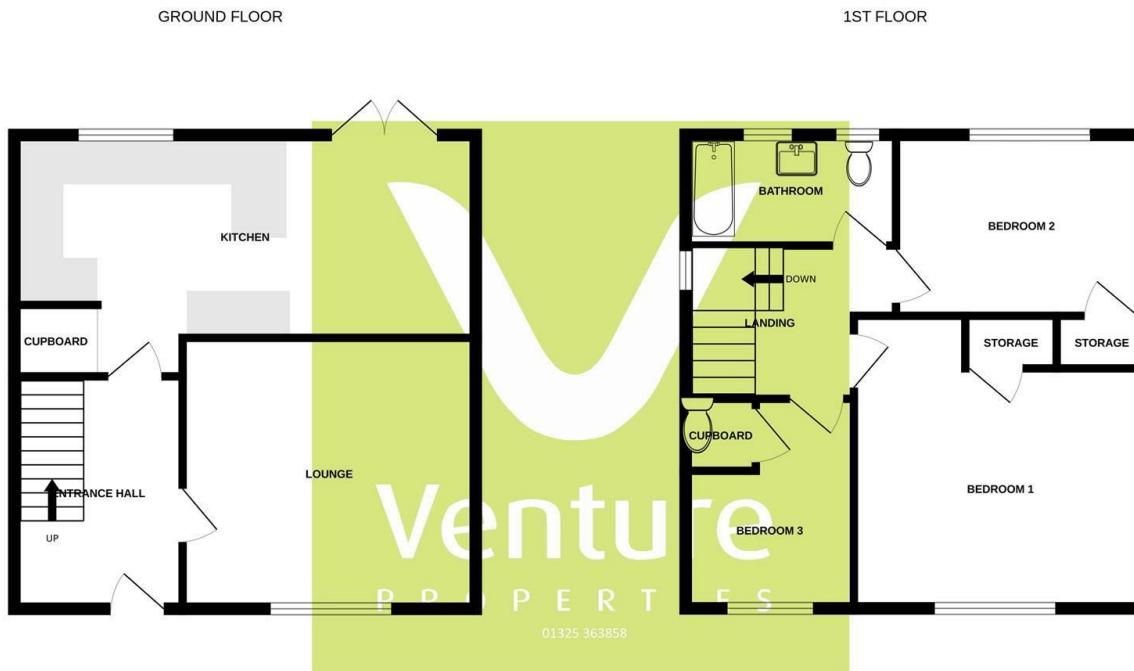
Property Details

Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,581
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.09 acres
Mobile coverage

EE
Vodafone

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 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 equipment 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