



**Nunnery Lane**

Darlington DL3 9PP

Offers In The Region Of £230,000



Venture  
PROPERTIES



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# Nunnery Lane

Darlington DL3 9PP



- Three Bedroom Semi-Detached Property
- Close to Amenities
- Epc Rating D

Nestled in the desirable Mowden area of Darlington, this charming semi-detached house on Nunnery Lane offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The property also benefits from off-street parking for one vehicle, providing added convenience in this bustling neighbourhood.

The Mowden area is known for its excellent local amenities, including shops, schools, and parks, making it a fantastic place to call home. With its appealing layout and prime location, this three-bedroom semi-detached house is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss your chance to view this delightful property and envision your future in this lovely home.

## Entrance Hall

Upvc door to front, staircase to first floor landing and radiator.

## Lounge

13'05 x 15'09 (4.09m x 4.80m)

Upvc double glazed window to front, coving to ceiling, fireplace with electric fire, vertical radiator and laminate flooring.

## Ground Floor Cloaks

Upvc double glazed window to side, low level w.c, square style wash hand basing in vanity unit with tiled splash back and radiator.

## Kitchen/Breakfast Room

16'07 x 8'00 (5.05m x 2.44m)

Upvc double glazed window and double doors to rear and door with additional Upvc door to side. Fitted light oak wall, base and drawer units with contrasting worktops. Stainless steel twin sink with mixer tap. Four ring gas hob with extractor over and oven. Space for fridge freezer, dishwasher and table and chairs. Part tiled walls and laminate flooring.

## First Floor Landing

Upvc double glazed window to side.

- Mowden Area of Darlington
- Excellent Travel and Transport Links
- Very Well Presented.

- Off Street Parking & Rear Garage
- Council Tax Band C

## Bedroom One

11'02 x 9'09 (3.40m x 2.97m)

Upvc double glazed window to front, fitted wardrobes with mirrored sliding doors and radiator.

EE  
Vodafone  
Three  
O2  
Broadband

## Bedroom Two

8'10 x 12'06 (2.69m x 3.81m)

Upvc double glazed window to rear, fitted wardrobes with mirrored sliding doors and radiator.

Basic  
6 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability

## Bedroom Three

8'01 x 6'06 (2.46m x 1.98m)

Upvc double glazed window to front and radiator.

BT  
Sky  
Virgin

## Bathroom

Upvc double glazed window to rear, fitted with a modern panelled bath with shower over and screen, low level w.c and rectangular wash hand basin in vanity. Heated towel rail, part tiled walls and vinyl flooring.

## Externally

To the front there is an open aspect garden with pebbles, shrubs and plants.

Driveway for off street parking and access to the rear.

To the rear is an enclosed garden with lawn area, pebbled area and shrubs. There is also a detached garage with up and over door, power and light.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area No

Flood Risk Very low

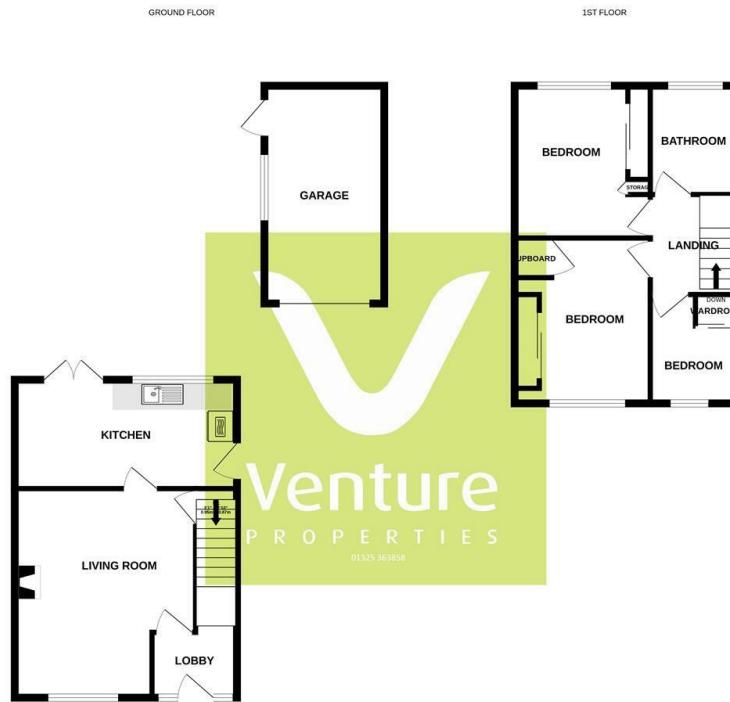
Floor Area 796 ft 2 / 74 m 2

Plot size 0.05 acres

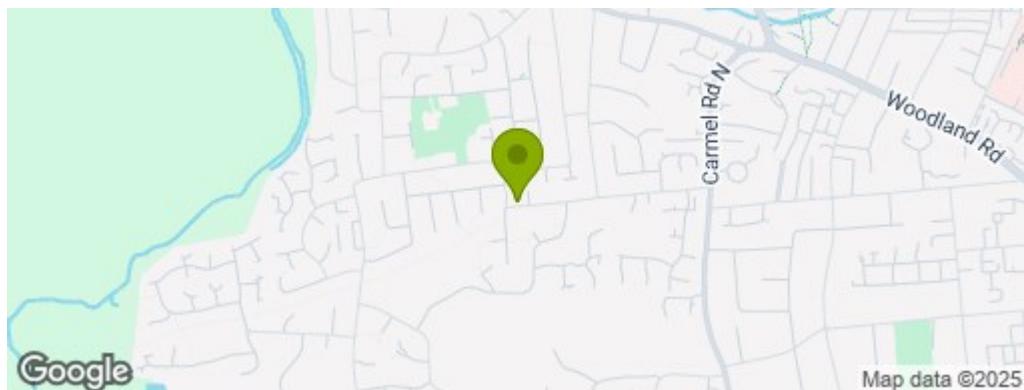
Mobile coverage

## 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 effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 dimensions shown are not to scale and 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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