



**Nunnery Lane**

Darlington DL3 9PP

Offers In The Region Of £230,000







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# Nunnery Lane

## Darlington DL3 9PP



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

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

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

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.

### 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.

### 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.

### Bedroom Three

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

Upvc double glazed window to front and radiator.

### 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. Three 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

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

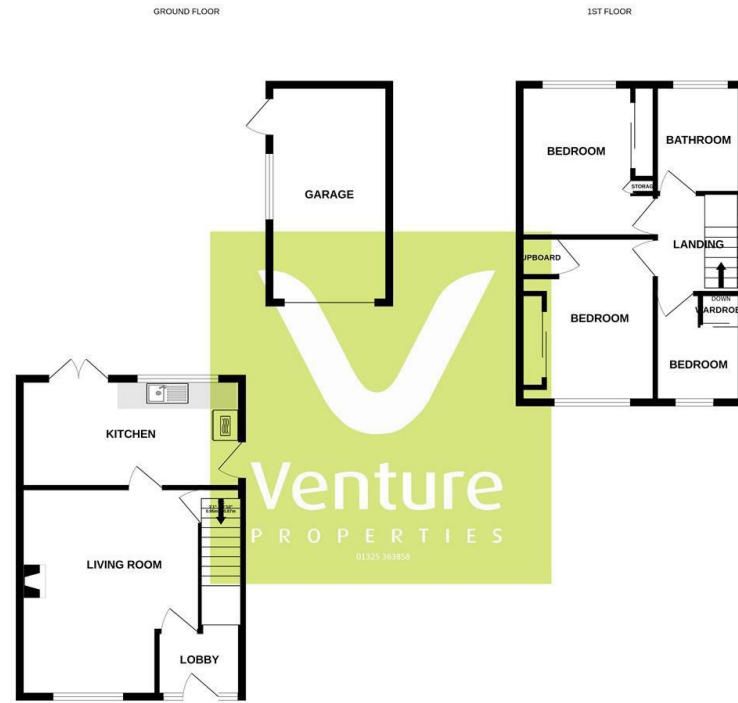
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Sky

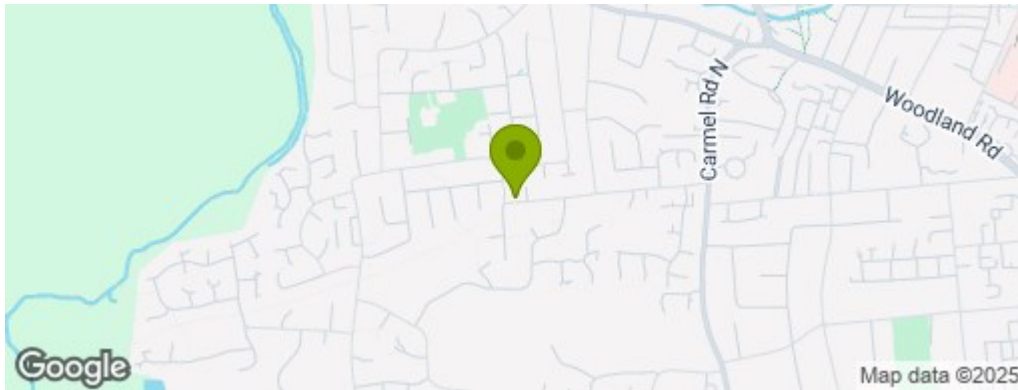
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### Note

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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 misstatement. 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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