



**Lynton Gardens**

Darlington DL1 4PA

**£140,000**







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# Lynton Gardens

Darlington DL1 4PA



- Three Bedroom Extended Property
- Modern Kitchen And Bathroom
- Garden To Front, Enclosed Courtyard To Rear, Garage

- Eastbourne Location
- No Chain
- Ideal Family Home

- Off Street Parking
- Must Be Seen
- Price To Sell

This three-bedroom extended semi-detached home comes to the market with no onward chain and is located in the popular Eastbourne area of Darlington.

The property is close to many local amenities and bus routes in and out of town. In brief the accommodation comprises: entrance hallway, lounge, dining room and kitchen to the ground floor. Three bedrooms, shower room and separate w/c to the first floor. There are gardens to the front and rear.

Viewing Highly Recommended.

## Entrance Hall

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

## Lounge

15'5 x 11'11 (4.70m x 3.63m)

Upvc double glazed bay window to front and radiator.

## Dining Room

12'11 x 8'4 (3.94m x 2.54m)

Upvc double glazed window to rear and radiator.

## Kitchen

13'4 x 10'5 (4.06m x 3.18m)

Upvc double glazed window and door to side, fitted with wall, base and drawer units, stainless steel sink, four ring gas hob and oven, integrated fridge freezer and radiator.

## First Floor Landing

Access to loft.

## Bedroom One

12 x 10'8 (3.66m x 3.25m)

Upvc double glazed bay window to front, fitted wardrobes and radiator.

## Bedroom Two

12'8 x 7 (3.86m x 2.13m)

Upvc double glazed windows to front and side, radiator.

## Bedroom Three

9'10 x 8'4 (3.00m x 2.54m)

Upvc double glazed window to rear and radiator.

## Shower Room

Upvc double glazed obscure window, walk in shower, wash hand basin and heated towel rail

## Separate W.C

Upvc double glazed window to side.

## Externally

To the front is off street parking.

To the rear is an enclosed yard.

## Tenure

Freehold

## Property Description

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 882 ft 2 / 82 m 2

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

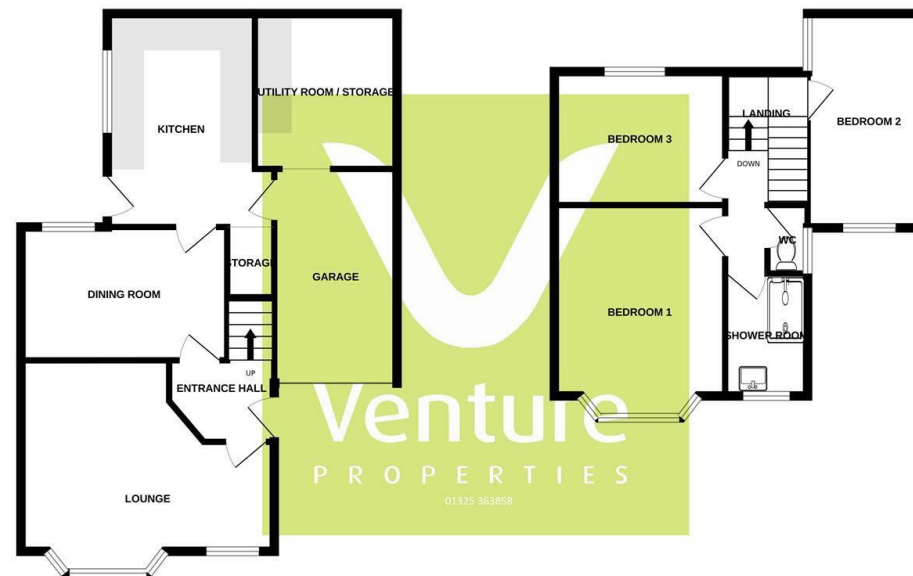
## Note

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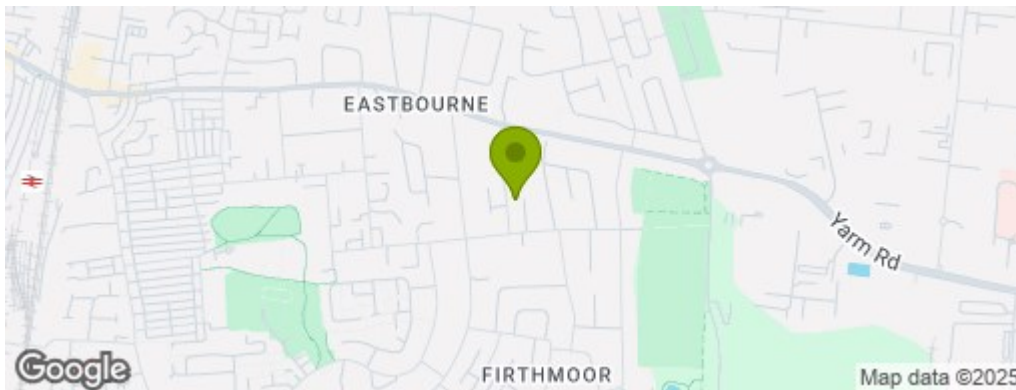


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 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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