



Baldwin Lane

Darlington DL1 1QA

£220,000

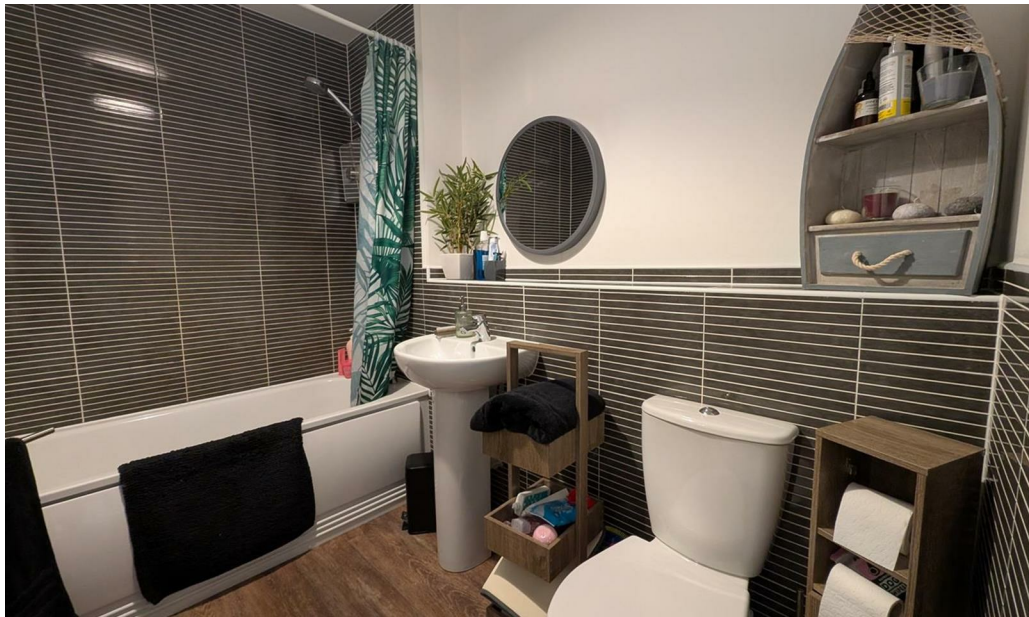




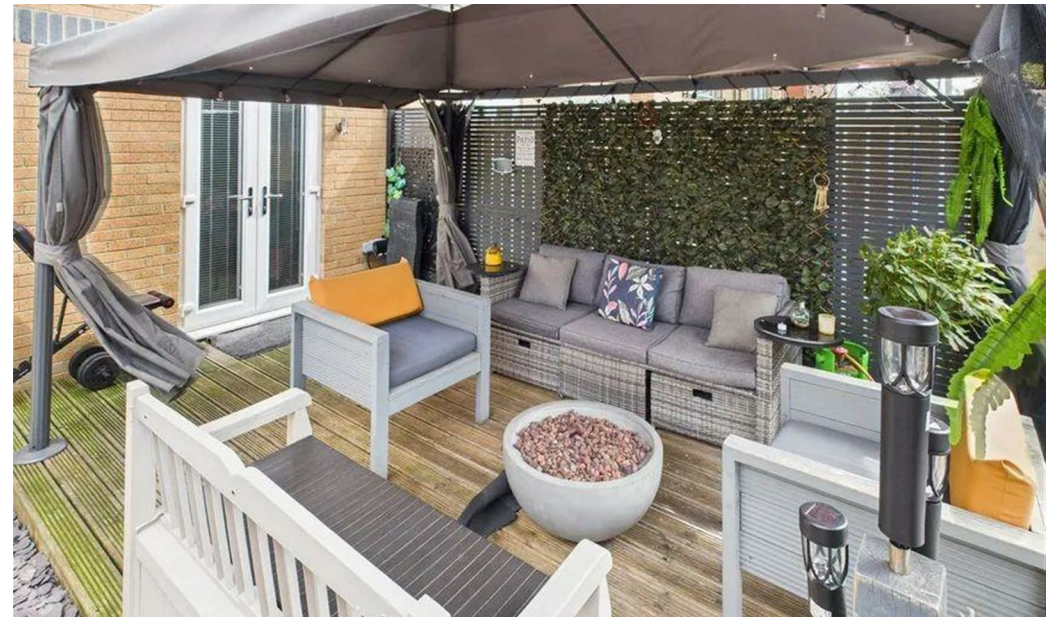
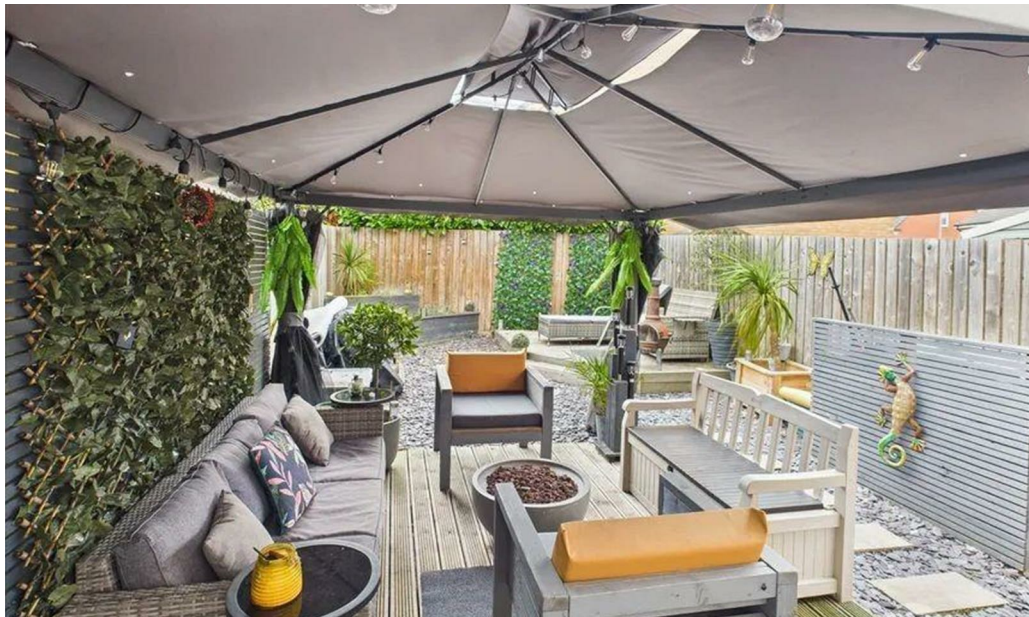
This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely 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.

Baldwin Lane

Darlington DL1 1QA



- Four Bedroom Townhouse
- Eastbourne Location

This well-presented three-storey modern townhouse offers a perfect blend of comfort and convenience. With four spacious bedrooms, with the main bedroom having an en-suite and a family bathroom, this home is ideal for families or those seeking extra space.

The heart of the home is the contemporary kitchen/diner, which features a snug area, perfect for casual dining, entertaining or enjoying a morning coffee. The layout is designed to promote a warm and welcoming atmosphere, making it easy to host friends and family.

Outside, the well-maintained rear garden offers a tranquil retreat, ideal for outdoor gatherings or simply unwinding after a long day. Additionally, the property includes parking for up to three vehicles, a valuable feature in this bustling area.

Situated on Baldwin Lane, this townhouse is conveniently located close to a variety of amenities, ensuring that everything you need is just a short distance away. Whether you are looking for shops, schools, or parks, you will find them all within easy reach.

This modern townhouse is not just a house; it is a place where you can create lasting memories. With its excellent location, spacious living areas, and thoughtful design, it presents a wonderful opportunity for anyone looking to settle in Darlington. Don't miss the chance to make this delightful property your new home.

Entrance Hallway

With a newly fitted composite door to front and staircase to first floor.

W.C/Cloakroom

With w.c and wash hand basin.

Kitchen/Dining Room

11'9" x 15'11" (3.59 x 4.86)
Upvc double glazed window and double doors to rear, fitted with modern wall, base and drawer units with contrasting worktops. Stainless steel sink with mixer tap, integrated hob and oven, dishwasher, fridge/freezer and washing machine. Mobile kitchen Island. Space for Dining table and chairs. Spotlights to ceiling and tiled floor. Open access to snug area.

Snug Area

9'11" x 7'10" (3.03 x 2.39)
Snug seating area with spotlights to ceiling (formerly the garage)

- Immaculately Presented
- Council Tax Band B

First Floor Landing

Upvc double glazed window to front and staircase to second floor.

Lounge

11'11" x 15'6" (3.65 x 4.73)
Upvc double doors to Juliette style balcony to the rear and radiator, bespoke wall panelling.

Family Bathroom

Panelled bath with shower over and screen, low level w.c, wash hand basin and tiled walls.

Bedroom Four

9'11" x 8'4" (3.04 x 2.56)
Upvc double glazed window to front and radiator.

Second Floor Landing

Storage cupboard also encasing water heater.

Bedroom One

9'5" x 12'2" (2.89 x 3.73)
Upvc double glazed windows to front, fitted wardrobes and radiator.

En-Suite

Double shower, low level w.c, wash hand basin and radiator.

Bedroom Two

11'9" x 8'3" (3.59 x 2.53)
Upvc double glazed window to rear, sliding wardrobes and radiator.

Bedroom Three

11'9" x 7'0" (3.60 x 2.15)
Upvc double glazed window to rear and radiator.

Externally

To the front there is a double driveway for off street parking and access to the garage.
To the rear has raised decking and slate pebbled areas, established shrubs and planters.

Tenure

Freehold

Property Details

Local Authority Darlington
Council Tax Band: D
Annual Price: £2,372
Conservation Area No
Flood Risk Very low
Floor Area 1,205 ft 2 / 112 m 2
Plot size 0.03 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

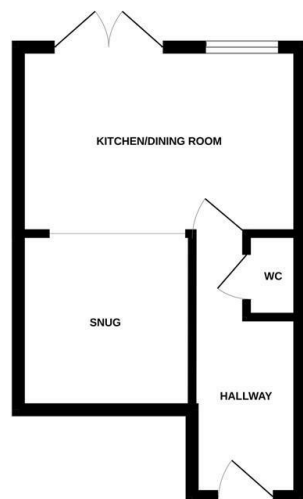
Basic
4 Mbps
Superfast
78 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

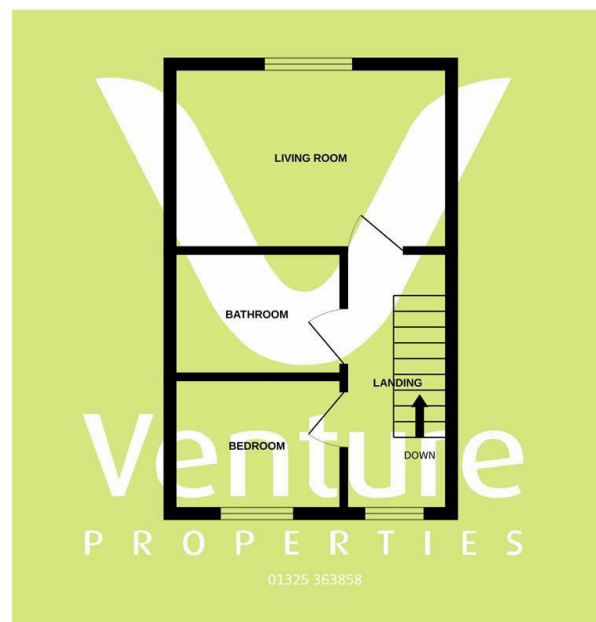
Note

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.

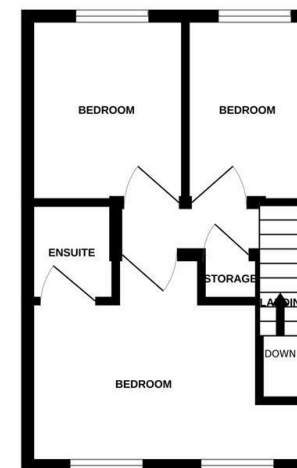
GROUND FLOOR



1ST FLOOR

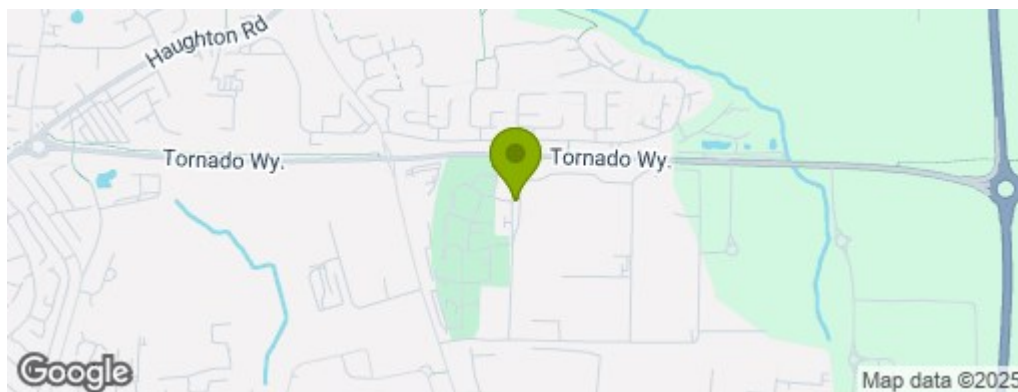


2ND FLOOR



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 appliances shown 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