



Nursery Lane

Darlington DL2 2JS

Offers Over £210,000





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.



Nursery Lane

Darlington DL2 2JS



- Three Storey Four Bedroom Terraced Town House
- Front and Rear Gardens
- Situated On The Outskirts Of Darlington

- Family Bathroom and Two En-Suites
- Epc Rating C
- Viewing Strongly Advised

- Off Street Parking and Garage
- Council Tax Band D

Welcome to this four-bedroom end of terrace townhouse located on Nursery Lane in Merrybent close to Darlington and its surrounding villages and towns.

Situated in a family-friendly community, this townhouse offers a garage and gardens, providing outdoor space for children to play or for you to enjoy a cup of tea on a sunny day. The parking space for two vehicles ensures that you never have to worry about finding a place to park when you come home. In addition the property has a single garage.

One of the standout features of this property is the refitted kitchen/breakfast room. Additionally, the home boasts two en-suites and a family bathroom providing convenience for the whole family.

Don't miss out on the opportunity to make this wonderful townhouse your new home. Contact us today to arrange a viewing and start envisioning the life you could create in this fantastic property on Nursery Lane.

Entrance Hall
Composite door to front, staircase to the first floor and radiator.

Ground Floor Cloaks
Ground floor cloaks with w.c and wash hand basin.

Kitchen/Breakfast Room
14'03 x 8'10 (4.34m x 2.69m)
Upvc double glazed window to front, fitted with a modern range of grey gloss wall, base and drawer units, one and a half bowl composite sink with mixer tap. Four ring gas hob and oven with extractor over. There is an integrated washing machine and space for a fridge freezer and tumble dryer.

Lounge
11'04 x 15'04 (3.45m x 4.67m)
Upvc double glazed window and double doors to rear, recess with multi fuel burner, radiator and laminate flooring.

First Floor Landing
Staircase and landing.

Bedroom Two
9'10 x 9'00 (3.00m x 2.74m)
Upvc double glazed window to front and laminate flooring.

En-Suite
With a shower cubicle, low level w.c. and wash hand basin.

Bedroom Three
7'00 (2.13m)
Upvc double glazed window to rear and laminate flooring.

Bedroom Four
8'10 x 8'01 (2.69m x 2.46m)
With a Upvc double glazed window to the rear and laminate flooring.

Family Bathroom
Fitted with panelled bath, low level w.c, wash hand basin and part tiled walls. Vinyl flooring.

Second Floor Landing

Bedroom One
9'00 x 9'10 (2.74m x 3.00m)
Upvc double glazed window to front, radiator and laminate flooring, fitted wardrobes.

En-Suite
Fitted with shower cubicle, low level w.c, wash hand basin and laminate flooring.

Externally
There is an enclosed garden to the front with lawned area.
To the rear there is a lawn, patio area and pergola.

Garage
There is a single garage with up and over door.

Property Information
Local Authority
Darlington
Council Tax
Band:
D
Annual Price:
£2,259
Conservation Area

No
Flood Risk
No Risk
Floor Area
1,054 ft 2 / 98 m 2
Plot size
0.04 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

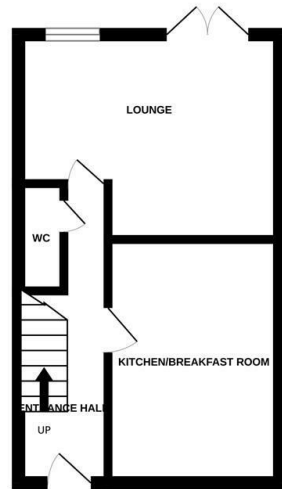
Basic
5 Mbps
Superfast
80 Mbps
Satellite / Fibre TV Availability

BT
Sky

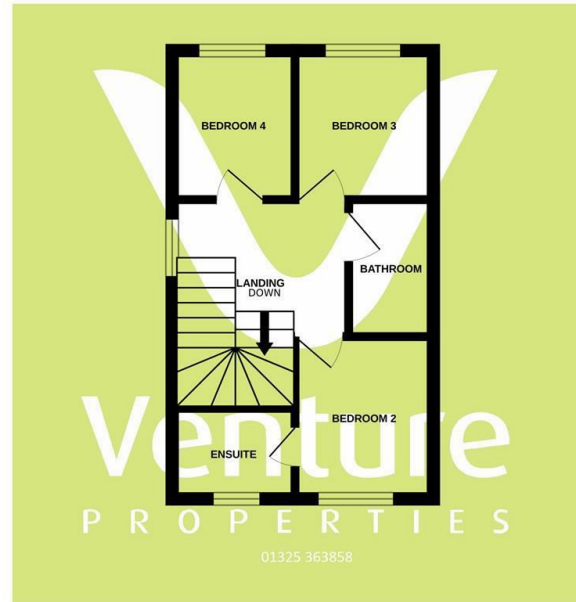
Tenure

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

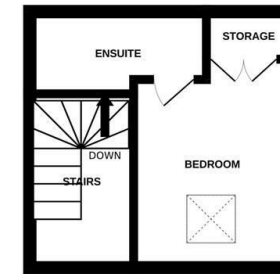
GROUND FLOOR



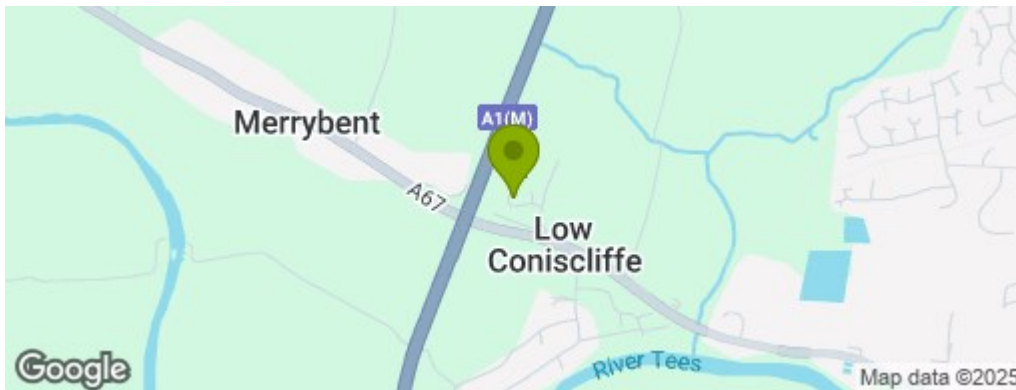
1ST FLOOR



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 ©2024



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com