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Eryholme Lane
Eryholme, Darlington, DL2 2PF

Offers in the region of £450,000

House - Detached
3 Bedroom/s
2 Bathroom/s

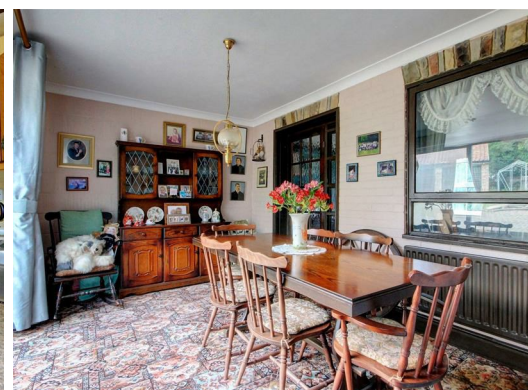
Location, Location, Location..... set back from the road on an idyllic leafy lane this wonderful property has been a much loved home for nearly 50 years.

The cottage has been extended over the years to provide ample living space for a growing family and an opportunity to add or extend the floorplan further (subject to planning), traditional five bar gates provide access to a block paved driveway which continues to the rear of the property with space to accommodate several vehicles a detached double garage and car port offering extra parking and cover, and substantial gardens front and rear offer more than enough room for a growing family or garden enthusiast.

The property itself is in need of some updating internally and is priced to reflect this, the ground floor has a spacious yet cozy lounge with door leading to the family dining room in turn leading through to a generous kitchen diner, the ground floor also provides a study/snug a shower room and double bedroom whilst to the first floor you will find a double bedroom, single bedroom and large family bathroom, there are opportunities to extend the first floor further into the current roof space (subject to planning)

Properties in this area are rare to market so don't delay, book your viewing today.





- STUNNING LOCATION
- LARGE GARDENS
- DETACHED DOUBLE GARAGE
- NO ONWARD CHAIN
- MULTI CAR DRIVEWAY
- HUGE SCOPE TO EXTEND THE FLOORPLAN (subject to consents)

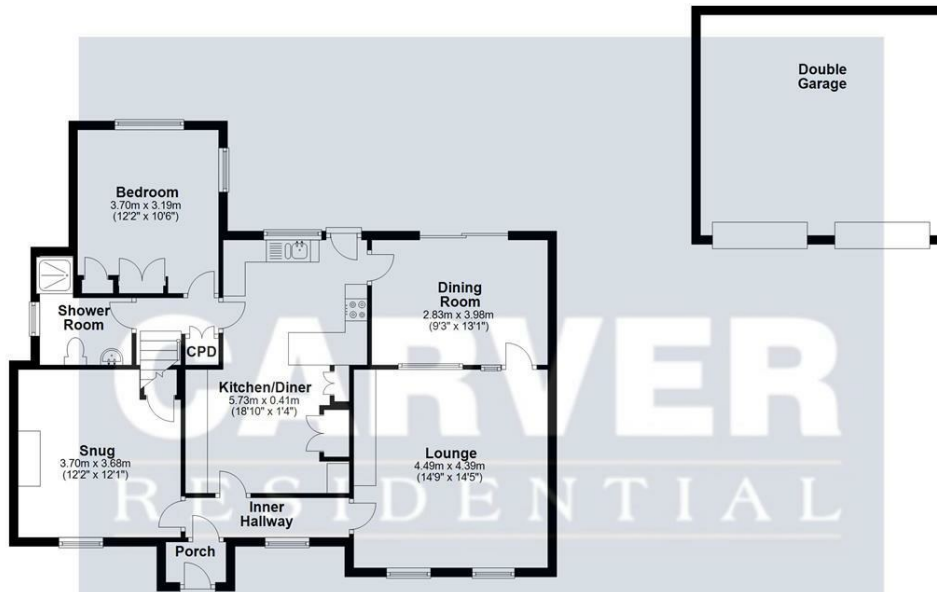
General Remarks

Tenure: FREEHOLD

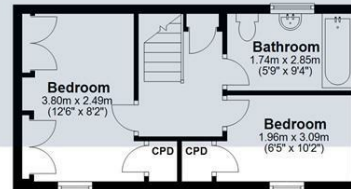
Services: OIL FIRED C/H MAINS WATER AND SEWERAGE

Council Tax: BAND E

Ground Floor
Approx. 118.6 sq. metres (1276.3 sq. feet)



First Floor
Approx. 27.4 sq. metres (295.4 sq. feet)



Total area: approx. 146.0 sq. metres (1571.6 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MAB 6202



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