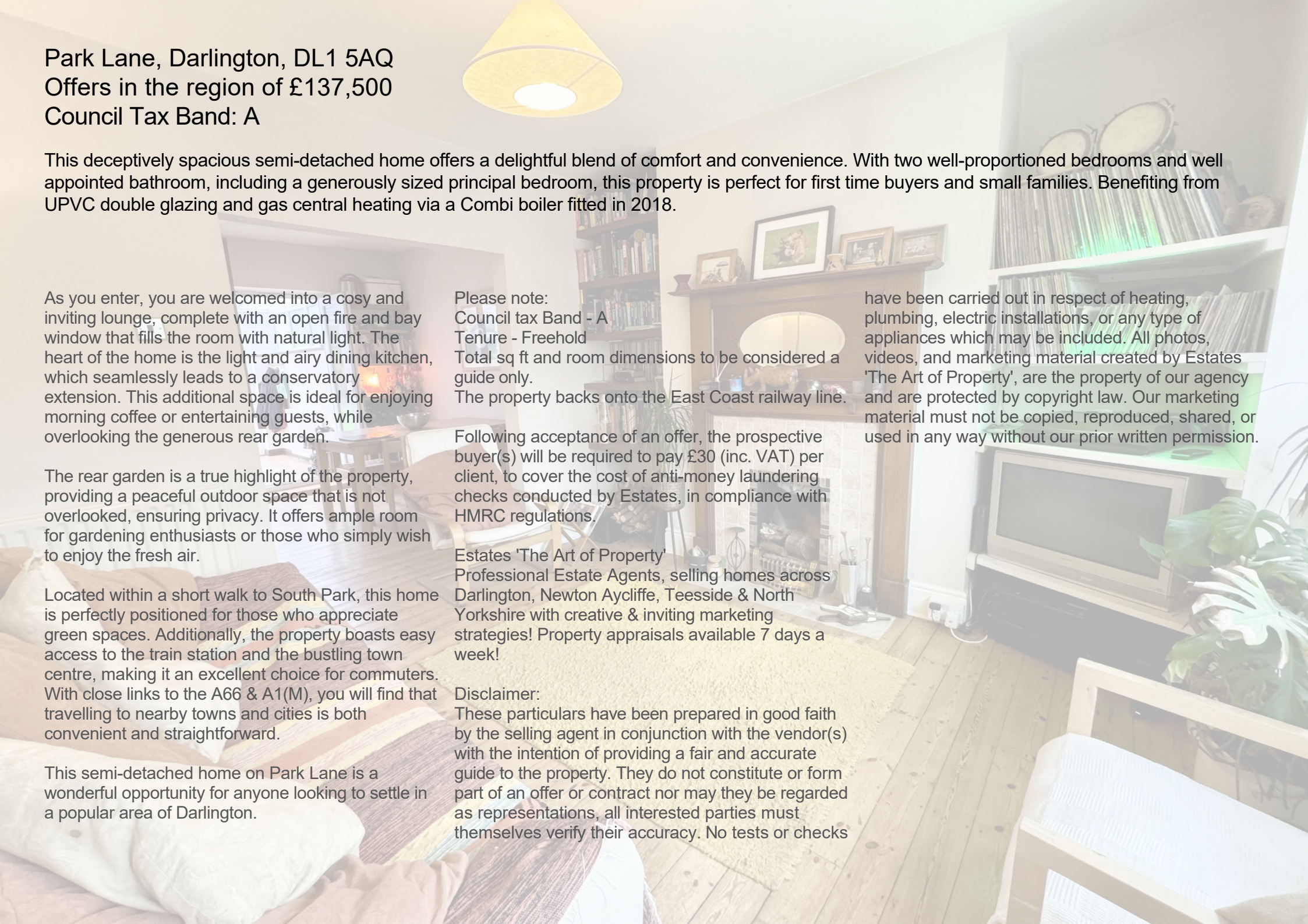


Park Lane, Darlington, DL1 5AQ
Offers in the region of £137,500

estates⁴
'The Art of Property'





Park Lane, Darlington, DL1 5AQ

Offers in the region of £137,500

Council Tax Band: A

This deceptively spacious semi-detached home offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms and well appointed bathroom, including a generously sized principal bedroom, this property is perfect for first time buyers and small families. Benefiting from UPVC double glazing and gas central heating via a Combi boiler fitted in 2018.

As you enter, you are welcomed into a cosy and inviting lounge, complete with an open fire and bay window that fills the room with natural light. The heart of the home is the light and airy dining kitchen, which seamlessly leads to a conservatory extension. This additional space is ideal for enjoying morning coffee or entertaining guests, while overlooking the generous rear garden.

The rear garden is a true highlight of the property, providing a peaceful outdoor space that is not overlooked, ensuring privacy. It offers ample room for gardening enthusiasts or those who simply wish to enjoy the fresh air.

Located within a short walk to South Park, this home is perfectly positioned for those who appreciate green spaces. Additionally, the property boasts easy access to the train station and the bustling town centre, making it an excellent choice for commuters. With close links to the A66 & A1(M), you will find that travelling to nearby towns and cities is both convenient and straightforward.

This semi-detached home on Park Lane is a wonderful opportunity for anyone looking to settle in a popular area of Darlington.

Please note:
Council tax Band - A
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.
The property backs onto the East Coast railway line.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

Estates 'The Art of Property' Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

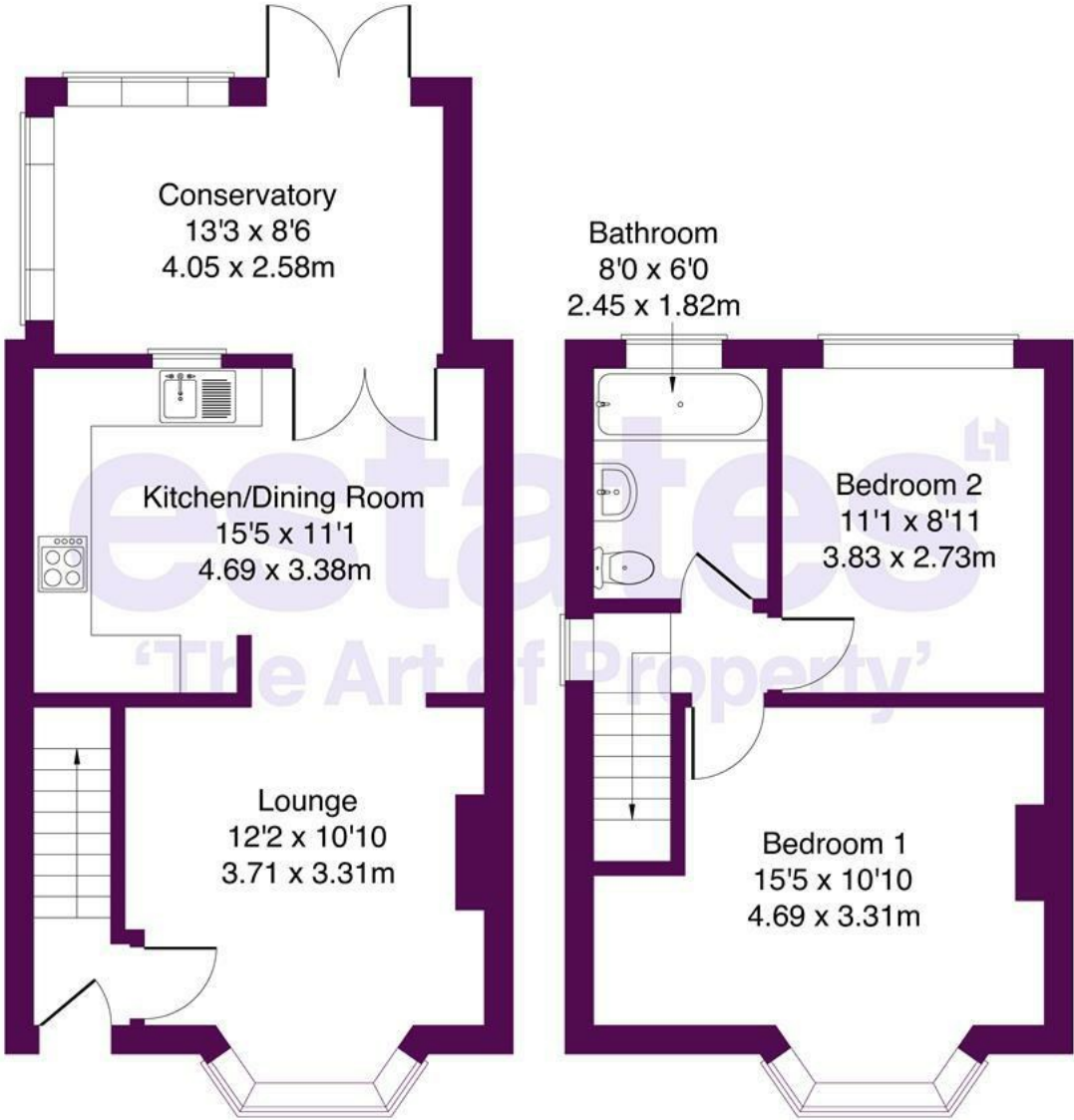
Disclaimer:
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks

have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



Park Lane, Darlington, DL1 5AQ

Approximate Gross Internal Area: (829 sq ft - 77 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

estates⁴
'The Art of Property'

Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850

sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>

