Nickstream Lane

Darlington DL3 0DB

Offers Over £230,000

Venture
PROPERTIES

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.

Nickstream Lane

Darlington DL3 0DB

x 4 x 3 x 3

- Four Bedroom Semi-Detached Property
- No Onward chain
- Front and Rear Gardens
- Cockerton Area of Darlington
- Close to Travel and Transport Links
- Ideal Family Home
- Off Street Parking
- Generous Rooms Throughout
- Council Tax Band A

Situated in the desirable Cockerton area of Darlington, this beautifully presented four-bedroom semi-detached house on Nickstream Lane is an ideal family home. With three spacious reception rooms, there is ample space for both relaxation and entertaining. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere.

The property boasts four generously sized bedrooms, providing plenty of room for family members or guests. The modern bathrooms are thoughtfully placed to cater to the needs of a busy household, ensuring convenience and comfort for all. Off street parking is available on the driveway for a maximum of two vehicles.

You will find Cockerton village within close proximity, where you can enjoy easy access to local amenities, including shops, schools, and parks. This location is perfect for families seeking a vibrant community with a friendly atmosphere.

Overall, this semi-detached house is not only well-presented but also offers a perfect blend of space, comfort, and convenience, making it an excellent choice for those looking to settle in a welcoming neighbourhood. Don't miss the opportunity to make this lovely property your new home.

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

Lounge
12'11 x 10'10 (3.94m x 3.30m)
Upvc double glazed bay window to front, coving to ceiling and a feature fireplace with multi fuel burner, mantle and hearth. Built in storage to alcoves and radiator.

Dining Room
12'11 x 11'11 (3.94m x 3.63m)
French doors to rear, coving to ceiling electric wall mounted fire, storage cupboard and radiator. Plenty of room for a dining table and chairs. Open arch leading to kitchen.

Kitchen
12'3 x 7'7 (3.73m x 2.31m)
Upvc double glazed window to rear, fitted with gloss effect wall, base and drawer units, with integrated sink and mixer tap. Electric ceramic hob with extractor over and oven. Integrated appliances including fridge freezer, dishwasher and microwave, along with a wine cooler fridge. Spotlights to ceiling and wood flooring.

Utility Room
With washing machine and tumble dryer.

Sitting Room
11 x 9'5 (3.35m x 2.87m)
Upvc double glazed window to front, spotlights to ceiling and radiator.

Ground Floor Shower Room
With shower cubicle, wash hand basin and low level w.c.

First Floor Landing

Bedroom One
14'2 x 9'2 (4.32m x 2.79m)
Upvc double glazed window to rear, coving to ceiling, fitted wardrobes and radiator. Access to en-suite.

En-Suite
Upvc double glazed obscure window to front, walk in shower cubicle, wash hand basin in vanity unit with storage and low level w.c. Radiator.

Bedroom Two
11'4 x 10'4 (3.45m x 3.15m)
Upvc double glazed window to rear, coving to ceiling, radiator and staircase to attic room, which has a Velux window to the rear.

Bedroom Three
12 x 8'8 (3.66m x 2.64m)
Upvc double glazed window to front, coving to ceiling, fitted wardrobes with mirrors and radiator.

Bedroom Four
8'8 x 8 (2.64m x 2.44m)
Upvc double glazed window to rear and radiator.

Bathroom
Upvc double glazed window to front, freestanding bath with central mixer tap and jets. Wall mounted wash hand basin, low level w.c and heated towel rail.

Externally
To the front there is a generous front garden, mainly laid to lawn. A driveway providing off street parking ad gate access to the rear of the property.
To the rear is laid to both patio and lawn with decking area and two storage sheds

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2
Plot size 0.07 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
6 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

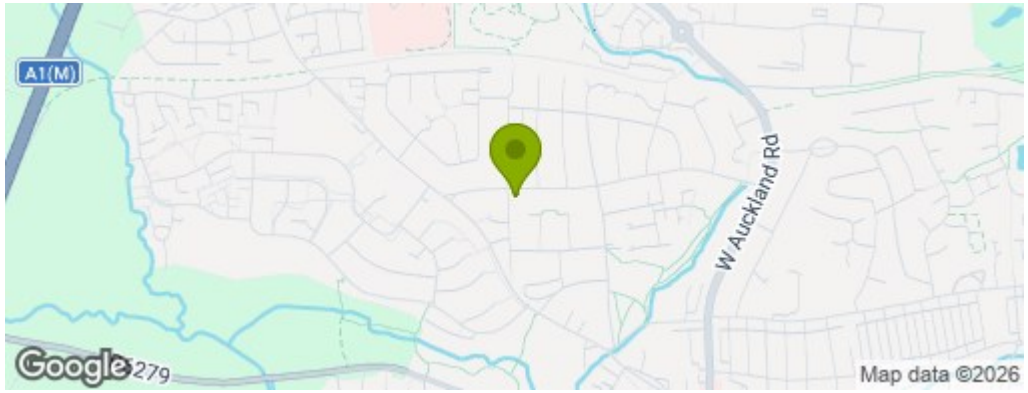
BT
Sky
Virgin

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

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 ©2026



Property Information

01325 363858

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