



112 BLACKWELL LANE, DARLINGTON, DL3 8QQ

Offers In The Region Of £375,000

Occupying a generous plot on one of Darlington's most prestigious and highly sought-after West End addresses, this beautifully presented traditional three-bedroom semi-detached residence offers spacious, ready-to-move-into accommodation, complemented by excellent parking, a substantial tandem garage and delightful enclosed gardens.

The property enjoys an attractive open aspect to the front with a generous frontage incorporating well-maintained gardens and a driveway providing off-street parking. Double gates give vehicular access to the rear where there is additional parking together with a large tandem garage. The enclosed rear garden is laid mainly to lawn with mature planted borders, creating a private and pleasant outdoor space.

The accommodation begins with a welcoming reception hallway leading to a spacious lounge overlooking the front elevation. To the rear is a second versatile reception room, currently utilised as a comfortable sitting room but equally suited as a formal dining room, which opens into a conservatory enjoying views over and direct access to the rear garden.

The kitchen has been attractively fitted with a modern range of high-gloss wall and base units complemented by contrasting work surfaces and a selection of integrated appliances, with a door leading directly to the rear garden.

To the first floor are three well-proportioned bedrooms, each offering generous accommodation. The impressive family bathroom is particularly spacious and has been appointed with a four-piece suite comprising a walk-in



LOUNGE
14'07 x 11'11 (4.45m x 3.63m)

DINING ROOM
15'8 x 13'6 (4.78m x 4.11m)

KITCHEN
17'10 x 7'2 (5.44m x 2.18m)

CONSERVATORY
11'1 x 9'5 (3.38m x 2.87m)

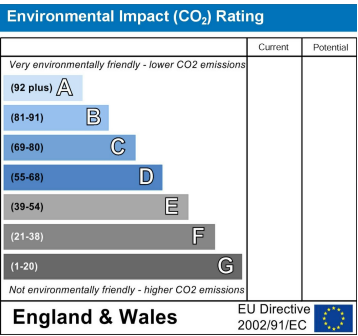
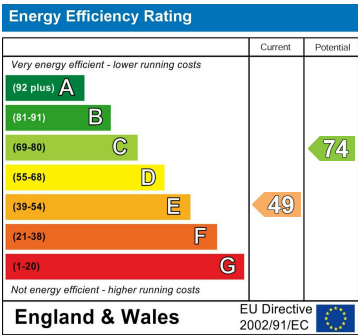
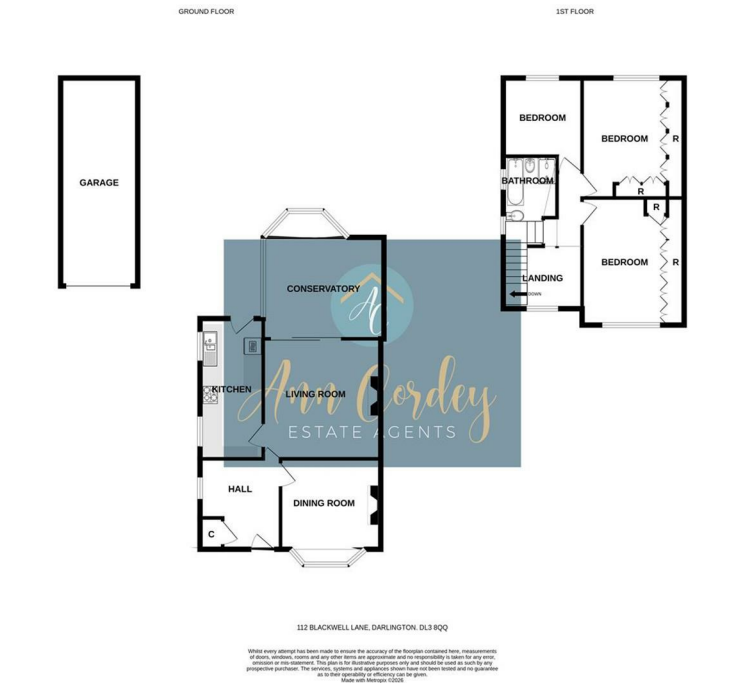
GARAGE
31'02 x 8'10 (9.50m x 2.69m)

BEDROOM ONE
14'10 x 12'08 (4.52m x 3.86m)

BEDROOM TWO
13'10 x 10'00 (4.22m x 3.05m)

BEDROOM THREE
10'09 x 10'00 (3.28m x 3.05m)

BATHROOM
9'10 x 7'2 (3.00m x 2.18m)



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