Lyonette Road

Darlington DL1 2AS

Offers In The Region Of £135,000

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.

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Darlington DL1 2AS

x 3 x 1 x 2

- Three Bedroom Semi-Detached Property
- Close to Schools, Parks & Asda Supermarket
- Priced to Sell
- Quiet Cul-De-Sac Location
- Off Street Parking for Two Vehicles
- Council Tax Band A
- Haughton Area of Darlington
- Travel & Transport Links Close by
- EPC Rating tbc

In the desirable Haughton area of Darlington, this charming semi-detached house on Lyonette Road offers a perfect blend of comfort and convenience. With No Onward Chain and three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a delightful home for gatherings with friends and family.

The property features a well-appointed kitchen ensuring that daily routines are both practical and pleasant. For those with vehicles, there is parking available for two cars, adding to the convenience of this lovely home.

One of the standout features of this property is the generous outdoor space to the rear, which presents an excellent opportunity for gardening, outdoor dining, or simply enjoying the fresh air. The location is particularly advantageous, as it is close to a variety of amenities, including shops, schools, and parks, making daily life both easy and enjoyable.

This semi-detached house on Lyonette Road is not just a place to live; it is a wonderful opportunity to create lasting memories in a vibrant community. Whether you are a first-time buyer or looking to settle down in a welcoming neighbourhood, this property is certainly worth considering.

Entrance Hall
Upvc door and obscure window to front, staircase to first floor and radiator.

Lounge
13'09 x 12'09 (4.19m x 3.89m)
Upvc double glazed window to front, decorative coving to ceiling, feature fireplace with space for a fire. Radiator.

Kitchen / Diner
20'08 x 8'05 (6.30m x 2.57m)
Two Upvc double glazed windows to rear, Oak wall, base and drawer units with breakfast bar. Composite sink with mixer tap, four ring gas hob and oven with extractor over. Par tiled walls, tiled floor and radiator.

First Floor Landing
Upvc double glazed window to side.

Bedroom One
11'00 x 9'07 (3.35m x 2.92m)
Upvc double glazed window to front, fitted wardrobes and radiator.

Bedroom Two
11'09 x 8'05 (3.58m x 2.57m)
Upvc double glazed window to rear, fitted wardrobes and radiator.

Bedroom Three
8'11 x 7'11 (2.72m x 2.41m)
Upvc double glazed window to front and radiator.

Shower Room
Upvc double glazed window to side, walk in shower cubicle with wash hand basin.

Separate W/C
Upvc double glazed window to rear and low level w/c, part tiled walls.

Externally
To the front there is off street parking on the property for one car and another car on the off road drive way. Paved courtyard with access to the rear garden.
To the rear the generous enclosed garden has lawn, patio and pebbled areas and benefits from not being overlooked, there is also an external out building (Brick Shed).

Tenure
Freehold

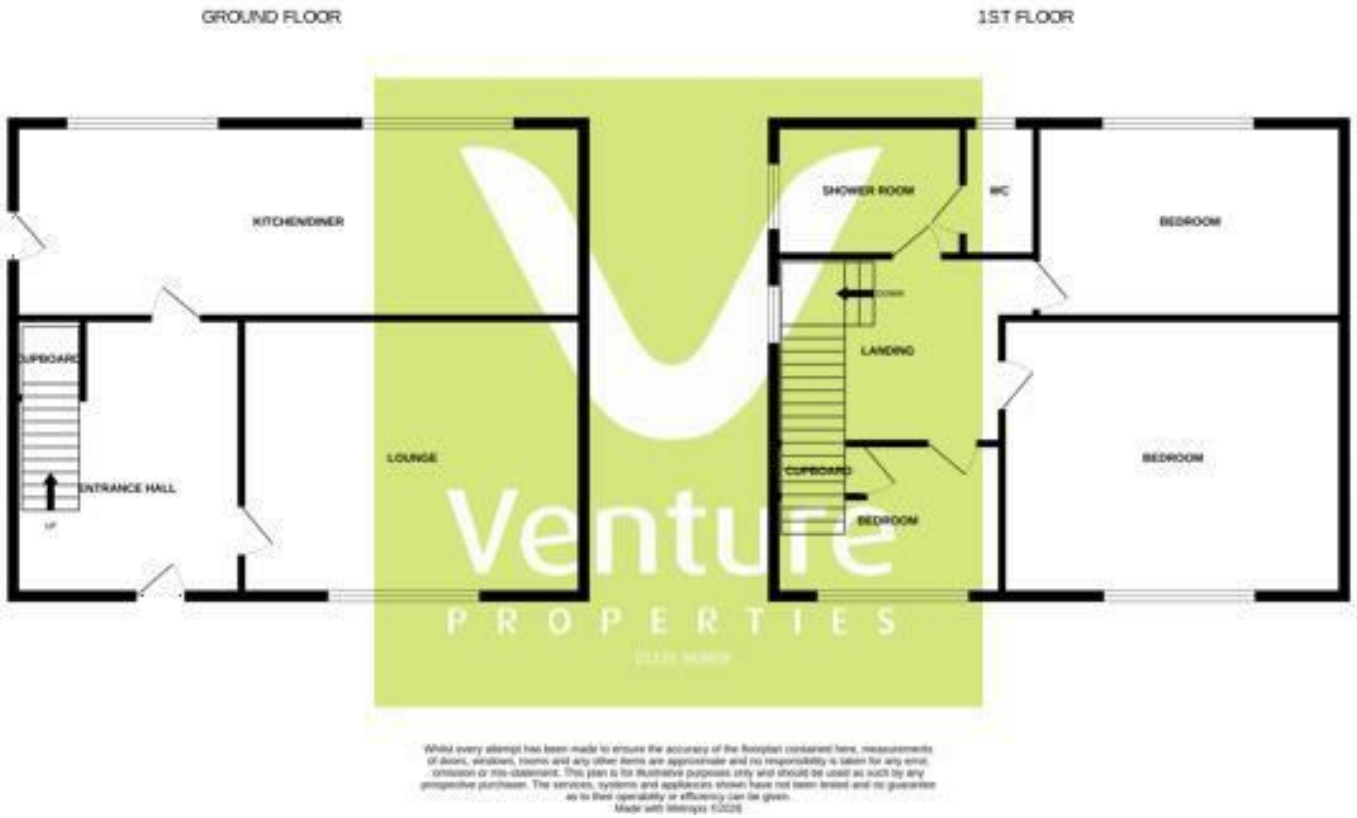
Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.06 acres
Mobile coverage

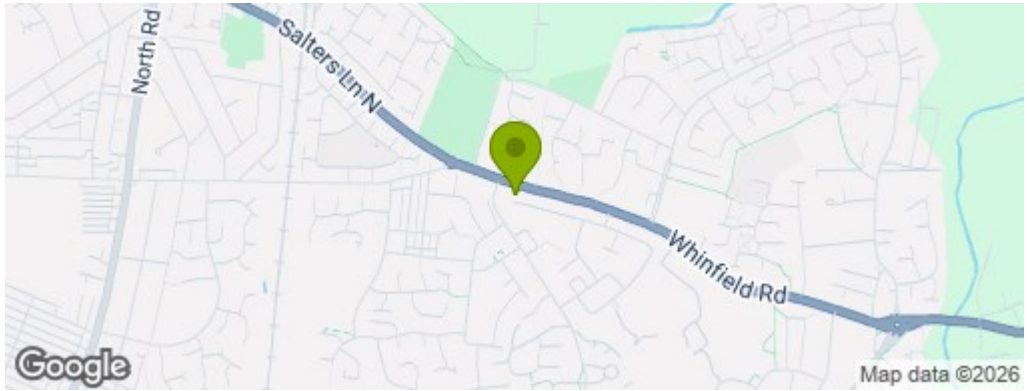
EE
Vodafone
Three
O2
Broadband

Basic
1 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.





Property Information

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