



## 32 Quaker Lane, Darlington

### Asking Price £135,000

Situated in the charming area of Quaker Lane, Darlington, this delightful two-bedroom house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests.

The two bedrooms offer comfortable living spaces, ideal for a small family or as guest rooms. The bathroom is conveniently located, ensuring ease of access for all residents. Built in 1985, this home combines modern living with a touch of character, making it a welcoming retreat.

One of the standout features of this property is that it is offered for sale with no onward chain, allowing for a smooth and efficient purchasing process. This is particularly advantageous for buyers looking to move in quickly without the complications of a lengthy chain.

Quaker Lane is a peaceful location, providing a sense of community while still being within easy reach of local amenities and transport links. This house is not just a property; it is a place where you can create lasting memories. Do not miss the chance to make this charming house your new home.



# 32 Quaker Lane, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a two bedroom end terrace residence occupying a most pleasing position on Quaker Lane which is situated within the West End of Darlington

UPVC double glazed windows throughout

Gas fired central heating

Council Tax Band B

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Quaker Lane is superbly positioned, situated within a short walking distance of Darlington's town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafés and leisure facilities. The property is ideally situated for accessing first class local schools to include Polam Hall Free Independent School, St Augustine's Primary School, Hummersknott Academy and Carmel School. Quaker Lane is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside airports.

## Entrance Hallway

The entrance hallway is warmed by a central heating radiator and benefits from laminated flooring and an under stairs cupboard providing useful storage.

## Kitchen

5'10" x 10'11"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen is warmed by a central heating radiator and benefits from laminated flooring, a UPVC double glazed window, plumbing for an automatic washing machine and an

integrated electric oven with a gas hob and overhead extractor hood.

## Living Room

11'10" x 13'7"

The beautifully presented lounge is situated to the rear elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from UPVC double glazed doors with double glazed windows to either side leading out to the rear garden.

## First Floor Landing

A Staircase leads to the first floor landing.

## Bedroom One

11'10" x 8'10"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window.

## Bedroom Two

9'1" x 8'9"

Situated to the front elevation of the property a further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from two UPVC double glazed windows and a cupboard providing useful storage.

## Bathroom

5'6" x 6'2"

The bathroom has a tiled floor and walls and is fitted with a suite comprising of a panelled bath, a wash handbasin and a low level WC.

## Externally

Externally to the front of the property there is a driveway providing off road car parking. The property benefits from a sunny, south-facing patio garden with side access to the rear, paved for low-maintenance living.

