



Lincoln Court

Darlington DL1 2XN

Offers In The Region Of £120,000





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- 2 bedroom semi detached house
- Priced to sell - Ideal investment
- Easy access to transport links

- 1 modern bathroom
- Gardens, driveway and garage
- EPC grade D

- Ideal first home or investment
- Close to local amenities
- Quiet residential area

Welcome to this two-bedroom semi-detached home, occupying a pleasant position within the highly sought-after Lincoln Court in the popular Haughton Grange area of Darlington. Offered to the market with no onward chain and competitively priced to reflect the opportunity available, this property is ideal for first-time buyers, investors or those looking to create a home tailored to their own tastes.

Although requiring a degree of modernisation and cosmetic improvement, the property offers excellent potential and provides a fantastic blank canvas for its next owner.

The accommodation briefly comprises a welcoming entrance leading into a bright and spacious reception room, offering a comfortable space for both everyday living and entertaining. To the first floor are two well-proportioned bedrooms and a family bathroom, perfectly suited to modern lifestyles.

Further benefits include double glazing and gas central heating, ensuring comfort and efficiency throughout the year.

Externally, the property enjoys gardens to both the front and rear, providing excellent outdoor space with plenty of scope for landscaping or family enjoyment. A private driveway leads to a single garage, offering secure parking and additional storage.

Ideally situated within the ever-popular Haughton Grange development, the property is conveniently positioned close to a range of local amenities, reputable schools, supermarkets and excellent transport links, making it a superb choice for a variety of purchasers.

Early viewing is highly recommended to fully appreciate the potential this property has to offer

Lounge

13.7 x 12.7 (3.96m.2.13m x 3.66m.2.13m)

Situated to the front with stairs to the first floor.

Kitchen/Diner

12.7 x 9.6 (3.66m.2.13m x 2.74m.1.83m)

Situated to the rear with sink unit, cooker connection points, double glazed window and rear back door.

First Floor

Landing area.

Bedroom 1

9.9 x 9.5 (2.74m.2.74m x 2.74m.1.52m)

On the first floor, Bedroom 1 is a comfortable and well-proportioned room with dual windows that offer plenty of natural light.

Bedroom 2

12.7 x 6.8 (3.84m x 2.03m)

Bedroom 2 is located to the rear of the first floor, with window to rear elevation.

Bathroom

6.2 x 6.4 (1.88m x 1.93m)

The family bathroom is conveniently positioned on the first floor between the two bedrooms, featuring practical fittings and a window for ventilation.

Garage

Detached from the main house, the garage offers useful storage or parking space, accessible via its own door and suitable for a vehicle or additional storage needs.

Outside

The home has gardens to the front and rear, the rear garden being laid to lawn with garden shed and workshop.

Tenure

Freehold

Property Information

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,940

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Superfast

45 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

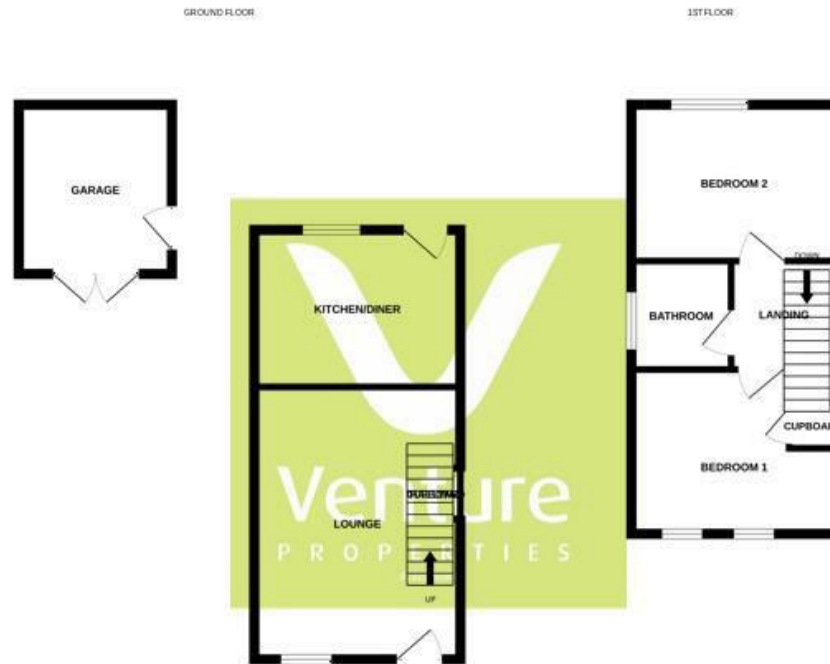
BT

Sky

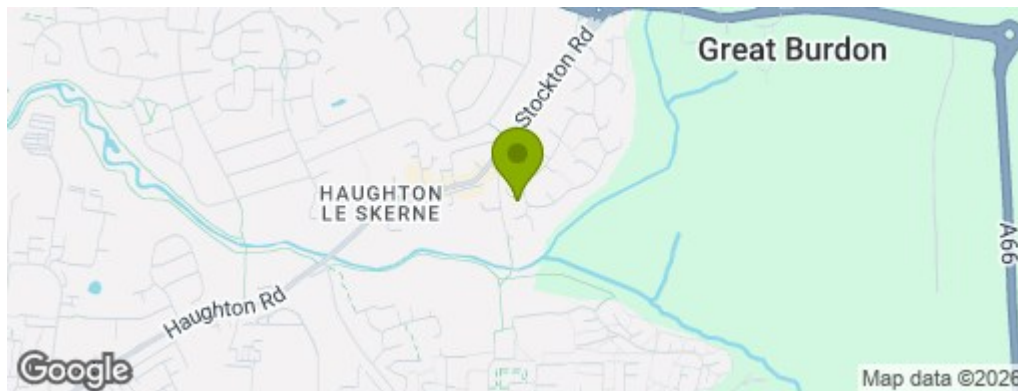
Virgin

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.



While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

01325 363858

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