

CARVERS

SALES & LETTINGS

Stanhope Road South

Darlington, DL3 7SJ

Offers in the region of £230,000

Bungalow - Semi Detached

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An unusual and particularly appealing opportunity to acquire a bungalow occupying a lovely tucked-away position within one of Darlington's most popular residential areas. Langholm Lodge is situated within the grounds of Raydaleside and is approached via Langholm Crescent, creating a wonderfully peaceful setting whilst being conveniently placed within the highly regarded West End and close to the Town Centre.

The property offers nicely-proportioned accommodation comprising an entrance hallway, good-sized lounge and a separate kitchen fitted with a range of floor and wall units incorporating integrated appliances. There are two bedrooms, both offering a pleasant outlook, together with a shower room/W.C.

One of the property's most attractive features is its private patio area, which overlooks the fabulous communal gardens of Raydaleside. These beautifully maintained grounds can be enjoyed by the residents of Langholm Lodge, providing an unusually generous and attractive setting without the responsibility and upkeep associated with having a large private garden.

There is also allocated car parking.

A rather special bungalow in an exceptional and peaceful West End setting, offering the rare combination of single-storey living, private outdoor space and the enjoyment of extensive communal gardens, all tucked away from the main road yet within easy reach of the amenities of Darlington's West End.









- Lovely tucked away position in the heart of the West End
- Close to Darlington Town Centre
- Ktchen with integrated appliances
- Good sized lounge
- Two bedrooms and shower room
- Overlooking and with access to the beautiful Raydaleside gardens without the upkeep
- Private patio area
- Allocated car parking



GENERAL INFORMATION:
Tenure: Commonhold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding D)

TENURE
The property is leasehold held on a 102 year lease dating from 2003
(Process currently in place to extend to 999 years
Service Charge: £130.00 per month (includes gardner, window cleaner and building insurance, as well as the management company and maintenance)
costs.
One-off charge £150.00 to add new owner to management company

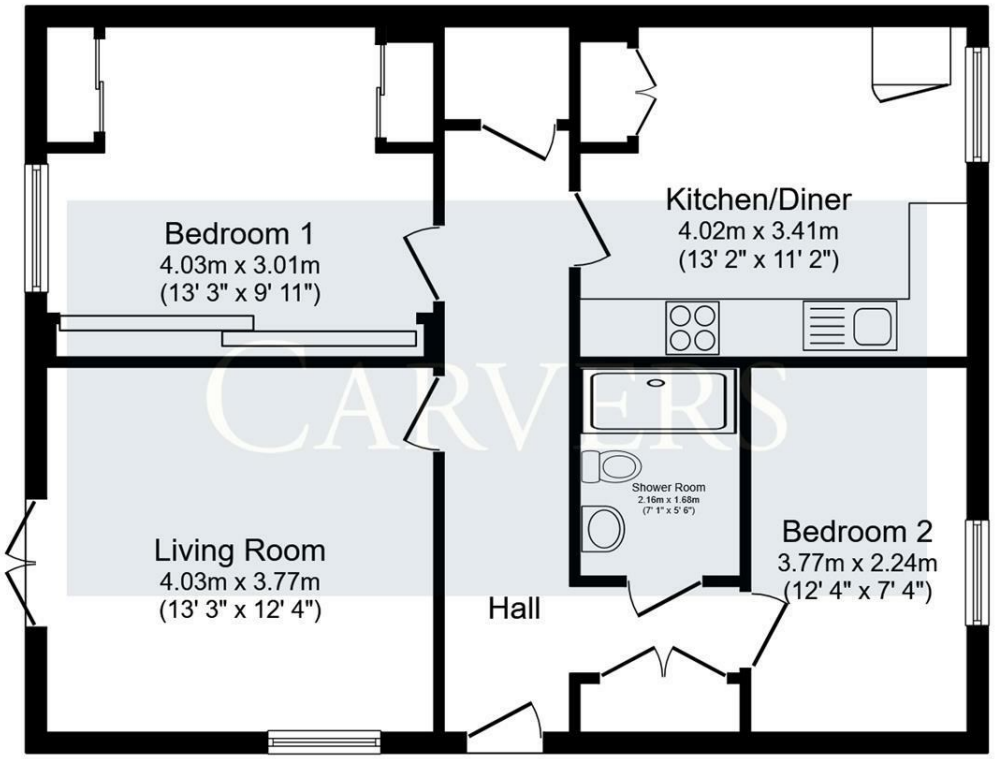
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Property Size
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)

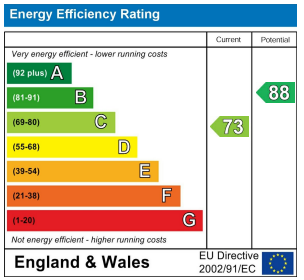








Floor Plan



Property size taken from EPC
742.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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