



## **12 LINGFIELD GREEN, DARLINGTON, COUNTY DURHAM, DL1 1DD**

**£125,000**

We have great pleasure in offering for sale this Two Bedrooomed Semi-Detached Residence, situated in the popular Eastbourne area of Darlington.



The property benefits from Double Glazing, and Gas Central Heating, and has been much improved by the current owner. Immaculately presented, and tastefully decorated, the property is in ready to move into order and would make an ideal first time buyer home.

The accommodation briefly comprises: Entrance Hallway, leading to the Lounge, which is dual aspect, with attractive fire surround, the Kitchen is fitted with a range of wall, floor and drawer units and also benefits from a useful Utility Room with double glazed door leading to the side garden.

To the first floor there is a Landing area, Two Bedrooms, both of which are generously proportioned, Bedroom One overlooks the front aspect, and Bedroom Two overlooks the rear aspect, the Bathroom comprises of a white suite with safety panelled bath, hand basin, fully tiled surrounds and electric shower, and there is a separate w/c.

Externally, there is a garden to the front, which is enclosed by privet hedging and laid to lawn, and has off street parking for one vehicle. The rear garden is enclosed by timber fencing with a decked area along with attractive gravel with a useful brick shed with light and power. In addition there is a paved area to the side and timber gate giving access to the front garden.

#### ENTRANCE HALLWAY

Double glazed door and window, understairs storage, and laminate flooring, leading to the:

#### LOUNGE

**18'02 x 9'10 (5.54m x 3.00m)**

Double glazed windows to the front and rear aspect, with attractive surround, laminate flooring and coving to the ceiling.

#### KITCHEN

**9'06 x 7'07 (2.90m x 2.31m)**

Window to the side aspect, fitted with a range of wall, floor and drawer units, work preparation surfaces, plumbing for an automatic washing machine, stainless steel sink unit with partially tiled surrounds,

#### UTILITY

Double glazed door to the side and window to the rear aspect, work preparation surfaces and tiled effect laminate flooring.

#### LANDING

Double glazed window to the side aspect, storage cupboard housing the wall mounted gas central heating boiler and access to the attic.

#### BEDROOM 1

**9'05 x 14'00 (2.87m x 4.27m)**

Double glazed window to the front aspect and coving to the ceiling.

#### BEDROOM 2

**8'07 x 14'01 (2.62m x 4.29m)**

Double glazed window to the rear aspect and coving to the ceiling.

#### BATHROOM

Window to the side aspect, fitted with a white suite, comprising safety panelled bath, electric shower, hand basin, fully tiled surrounds and ceramic tiled flooring.

#### SEPARATE W/C

Fully tiled surrounds, white w/c and window to the side aspect.

#### EXTERNALLY

The front garden is enclosed by hedging and is laid to lawn, with off street parking for one vehicle. The rear garden is enclosed by timber fencing, water tap, outside light, gravelled area and brick shed with light and power. There is a paved area to the side with a timber gate giving access to the front garden.

GROUND FLOOR 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplans are for identification purposes only and have not been tested and no guarantee as to their operation or efficiency can be given. Made with Drawing 3D 2025

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales		
EU Directive 2002/91/EC		

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

