



Park Lane.

Darlington. DL1 5AQ

Offers Over £170,000





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- Three Bedroom Semi-Detached Property
 - Generous Rear Garden
 - EPC Rating D
- South Park Area of Darlington
 - Good Size Rooms Throughout
 - Recent New Roof & Rewire
- No Onward Chain
 - Council Tax Band B
 - Very Well Presented

Welcome to Park Lane, Darlington, this well-presented three-bedroom semi-detached house offers an ideal family home. Conveniently placed near South Park, the train station and local schools, it also provides easy access to the A66 and A1(M), making it perfect for commuters and families alike.

Upon entering, you will find a welcoming reception room that provides ample space for relaxation and entertaining. The newly fitted stylish kitchen/diner is a highlight of the property, complete with modern appliances, making it a delightful space for family meals and gatherings, together with double doors leading to the garden. The house has been thoughtfully updated with a new roof, an electrical rewire, new flooring and decorated throughout, ensuring a fresh and contemporary feel.

The property boasts three well-proportioned bedrooms, providing comfortable living for the whole family. The bathroom is situated on the first floor and is fitted with a white suite.

The property has a large rear garden, which is not overlooked to the rear, with ample room to create an extension to the property, subject to relevant planning permissions and comes to the market with No Onward Chain.

Entrance Hall

Door to front and staircase to first floor landing with storage under and vertical radiator.

Lounge

12'00 x 13'05 (3.66m x 4.09m)
Upvc double glazed bay window to front, coving to ceiling, feature fireplace with inset electric fire and radiator.

Kitchen / Diner

18'04 x 11'10 (5.59m x 3.61m)
A stylish open aspect space with upvc double glazed window and double doors to the rear, fitted Mushroom wall base and drawer units, including breakfast bar. Integrated electric hob with oven and extractor over. Sink with mixer tap, deep pan drawers, walk in pantry, integrated dishwasher and washing/dryer, undercounter fridge and freezer. Integrated real flame effect fire, spotlights to ceiling. Concealed boiler, installed 2023 and two vertical radiators. Vinyl flooring.

First Floor Landing

Upvc double glazed window to side and access to loft via drop down ladder. Loft has room to extend, subject to planning permission.

Bedroom One

13'04 x 11'11 (4.06m x 3.63m)
Upvc double glazed window to front, built in storage cupboard and radiator.

Bedroom Two

12'00 x 11'00 (3.66m x 3.35m)
Upvc double glazed window to rear and radiator.

Bedroom Three

7'03 x 8'11 (2.21m x 2.72m)
Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to front, panelled bath with new shower over. Wash hand basin, low level w.c, part tiled walls and vinyl flooring

Externally

To the front there is an enclosed garden/courtyard with gated access to the rear. This space could be utilised as off road parking if required.
To the rear is a generous, eye pleasing garden, mainly laid to lawn with patio area. Benefits from not being overlooked to the rear and with space for a potential extension to the property, (subject to relevant permissions).

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: B
Annual Price: £1,940
Conservation Area No
Flood Risk Very low
Floor Area 990 ft 2 / 92 m 2

Plot size 0.07 acres
Mobile coverage

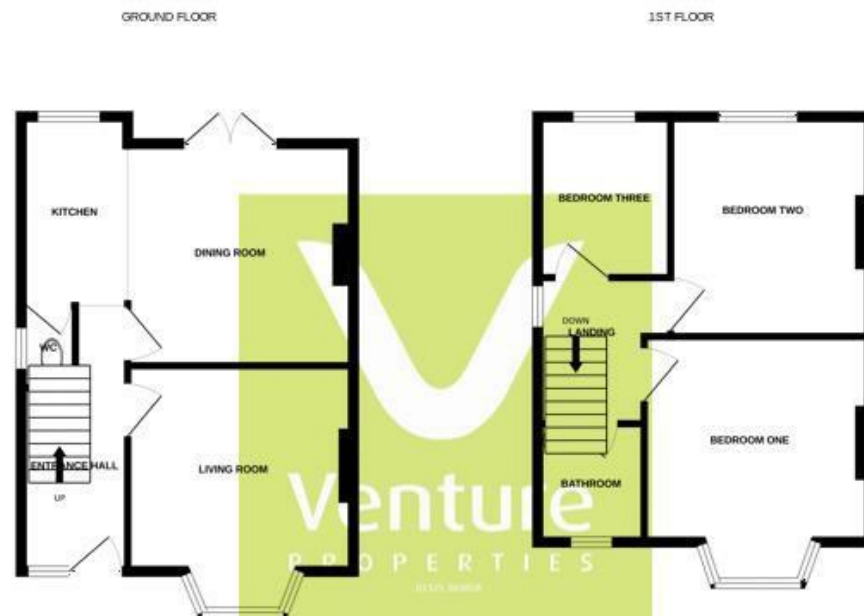
EE
Vodafone
Three
O2
Broadband

Basic
5 Mbps
Superfast
48 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

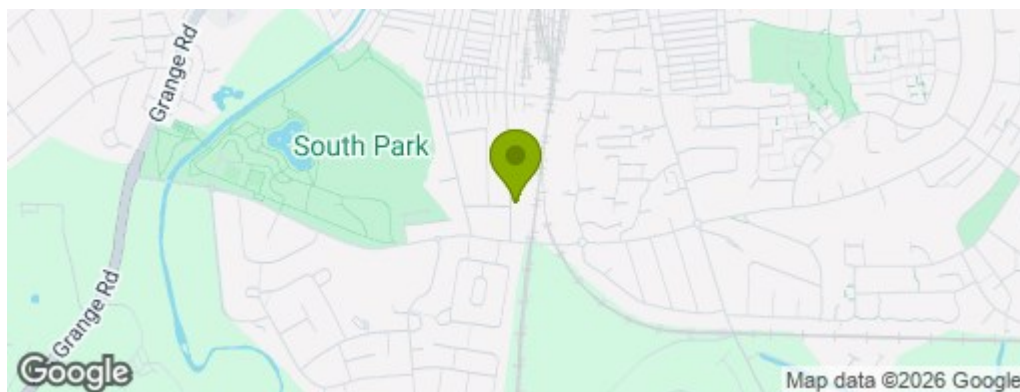
Note

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191 HWIK LANE

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