



Rose Lane

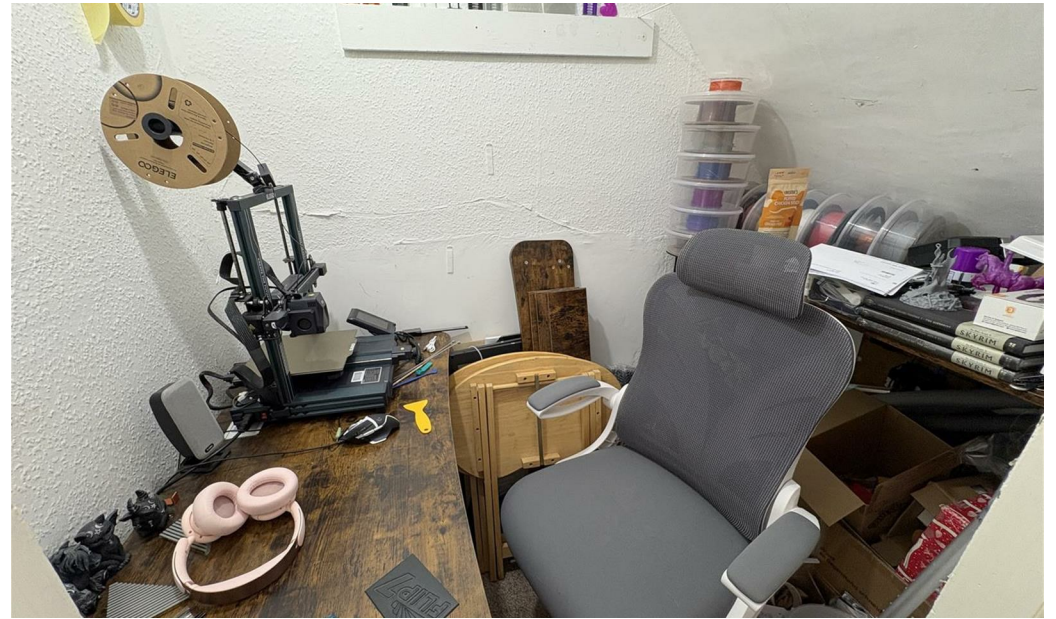
Darlington DL1 2DE

£95,000





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- Two Bedroom Terraced Property
- Ideal Investment Opportunity
- EPC Rating E

- Haughton Village Location
- Excellent Transport Links

- Close to Amenities
- Council Tax Band A

In the charming area of Haughton, Darlington, this delightful terraced house on Rose Lane presents an excellent opportunity for both first-time buyers and savvy investors. With two well-proportioned reception rooms, this property offers ample space for relaxation and entertaining. The two bedrooms provide comfortable living quarters, making it an ideal home for small families or couples.

The house features two bathrooms, ensuring convenience and privacy for all occupants. Although the property spans a modest footprint, its layout maximises the available space, creating a warm and inviting atmosphere throughout.

Situated in a desirable location, this home benefits from easy access to local amenities, schools, and transport links, making it a practical choice for those seeking a vibrant community. Whether you are looking to invest in a rental property or searching for a cosy residence, this terraced house on Rose Lane is a promising option that should not be overlooked.

Entrance Hall

Upvc door to front, staircase to first floor landing and radiator.

Lounge

Upvc double glazed window to front, under stairs storage cupboard/home office and radiator.

Dining Room

Two Upvc double glazed windows to rear, ample space for a dining table and chairs, radiator.

Under-stairs office

Currently utilised as an office, alternatively an under stairs storage cupboard.

Kitchen

Upvc double glazed windows to side and rear, fitted with wall, base and drawer units, stainless steel sink, space for a cooker and fridge freezer. Access to lobby area and ground floor utility.

Lobby

Upvc door to side and radiator.

Utility Room/Ground Floor Cloaks

Upvc double glazed obscure window to side, w.c and wash hand basin with fixed worktop and space for a washing machine and tumble dryer. Radiator.

First Floor Landing

Bedroom One

Upvc double glazed window to front, storage cupboard and radiator. Access to Jack & Jill bathroom.

Jack & Jill Bathroom

Upvc double glazed obscure window to rear, shower cubicle with waterfall head and spray. w.c, wash hand basin and heated towel rail.

Bedroom Two

Upvc double glazed window to rear and radiator. Access to Jack & Jill bathroom.

Externally

To the rear is an enclosed courtyard with shed and gated side access to lane.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area Haughton-le-Skeme

Flood Risk Very low

Floor Area Plot size

0.02 acres Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

53 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Note

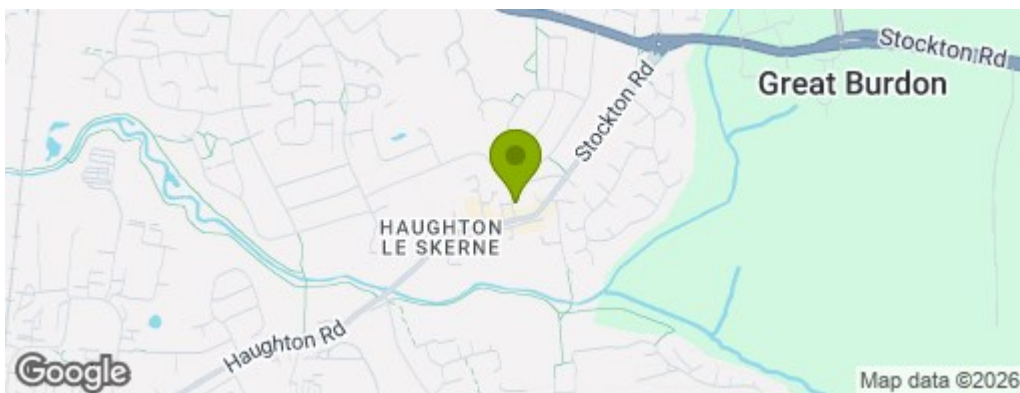
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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