Weaving Lane, DL1 1NY
4 Bed - House - Detached
£260,000

EPC Rating: C
Tenure: Freehold
Council Tax Band: D

SMITH & FRIENDS
ESTATE AGENTS

Weaving Lane
Darlington DL1 1NY

*** CORNER PLOT - FAMILY HOME ***
*** LANDSCAPED REAR GARDEN, MODERN INTERNALS ***

This lovely four bedroom detached family home positioned on a corner plot, situated within a sought after area of Darlington, close to local amenities and good schooling, making this an ideal home for a family.

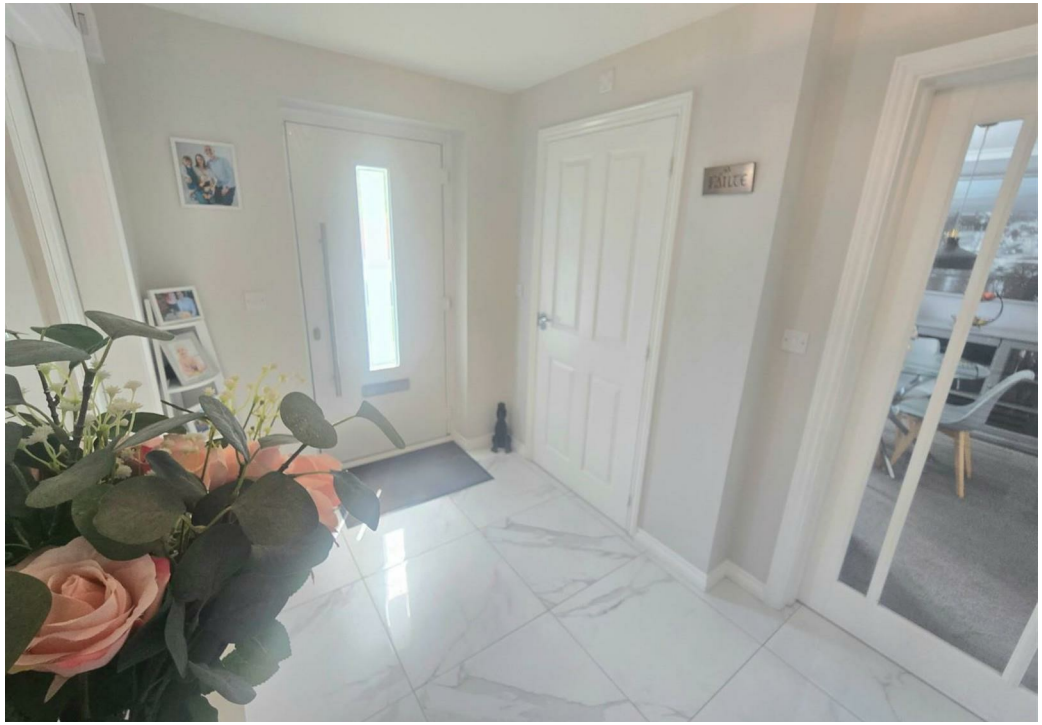
The property briefly comprises of; Entrance Hallway, Downstairs WC, Living Room with French Doors to the garden, Modern Open-Plan Kitchen / Diner, and a good sized Utility Room.

The First Floor provides a generous sized Landing, four double Bedrooms (Master with En-Suite Shower Room), and a modern Three Piece Bathroom.

Externally, the property has ample of off-street parking at the rear, with a driveway and detached garage, in addition a beautiful landscaped rear garden, whilst the front of the property has a well maintained lawn and trees.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

FAMILY



GROUND FLOOR

Entrance Hall
6'0" x 9'6" (1.85m x 2.92m)

Downstairs WC
2'11" x 5'3" (0.89m x 1.61m)

Living Room
11'4" x 19'9" (3.47m x 6.04m)

Open-Plan Kitchen / Diner
11'8" x 19'9" (3.56m x 6.04m)

Utility Room
6'6" x 5'0" (1.99m x 1.54m)

FIRST FLOOR

Landing
13'7" x 3'4" (4.15m x 1.03m)

Bedroom 1
11'7" x 11'3" (3.54m x 3.44m)

En-Suite
6'6" x 5'1" (1.99m x 1.56m)

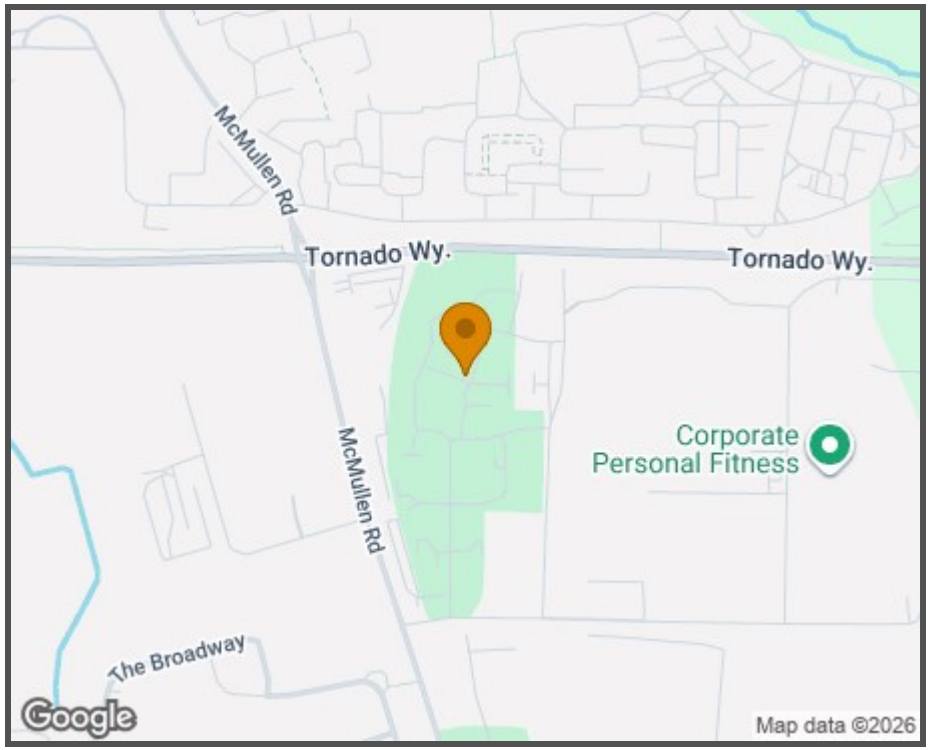
Bedroom 2
11'11" x 9'10" (3.65m x 3.02m)

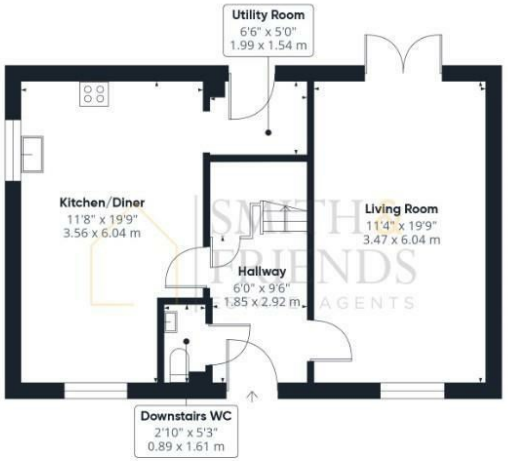
Bedroom 3
10'1" x 8'3" (3.09m x 2.54m)

Bedroom 4
10'0" x 9'8" (3.07m x 2.96m)

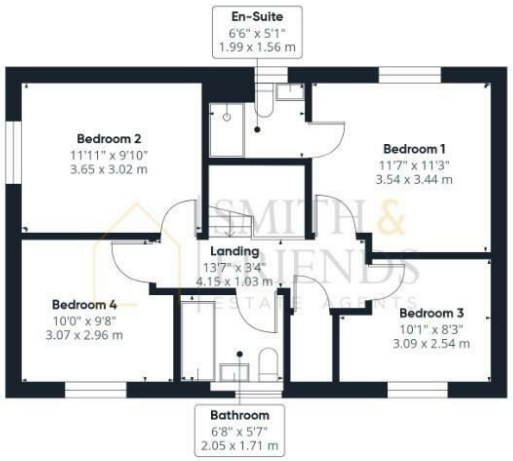
Family Bathroom
6'8" x 5'7" (2.05m x 1.71m)

SINGLE DETACHED GARAGE
19'9" x 10'9" (6.02m x 3.28m)





Ground Floor Building 1



Floor 1 Building 1

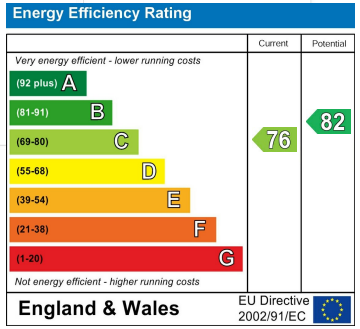
Approximate total area(1)

1364 ft²

126.6 m²

(1) Excluding balconies and terraces

Ground Floor Building 2



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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