



Darlington Lane, Stockton-On-Tees, TS19 8EJ

A beautifully presented three bedroom end-terrace home, offering modern interiors, a practical layout and low maintenance outdoor space. This is an ideal choice for first time buyers, young couples or small families seeking a move in ready property in a convenient residential setting.

The entrance hallway gives a welcoming first impression and leads to a ground floor WC and a stylish kitchen/breakfast room fitted with contemporary units, tiled flooring and integrated appliances including a fridge freezer, oven and hob. To the rear, the lounge enjoys plenty of natural light and features French doors opening directly onto the garden.

Upstairs are three well proportioned bedrooms, with the main bedroom benefiting from its own en-suite shower room. A modern family bathroom serves the remaining rooms.

Externally, the property offers easily maintained gardens to the front and rear. The rear garden features an artificial lawn and patio area, providing a smart, practical space for relaxing or entertaining. A single detached garage and parking is available to the rear.

With gas central heating, uPVC double glazing and a contemporary finish throughout, this is a home that's ready to enjoy from day one. Early viewing is strongly recommended.

£175,000



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HALLWAY

LOUNGE

15'7" x 14'9" (4.75m x 4.50m)

KITCHEN

11' x 8'10" (3.35m x 2.69m)

DOWNSTAIRS WC

5'10" x 2'11" (1.78m x 0.89m)

LANDING

BEDROOM ONE

11'2" x 9'2" (3.40m x 2.79m)

ENSUITE

6'8" x 4'4" (2.03m x 1.32m)

BEDROOM TWO

10'3" x 8'3" (3.12m x 2.51m)

BEDROOM THREE

7'3" x 7'1" (2.21m x 2.16m)

BATHROOM

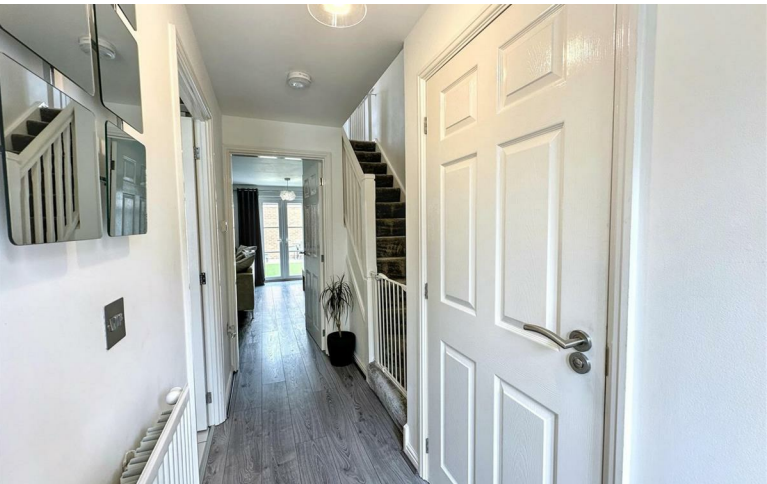
6'2" x 5'6" (1.88m x 1.68m)

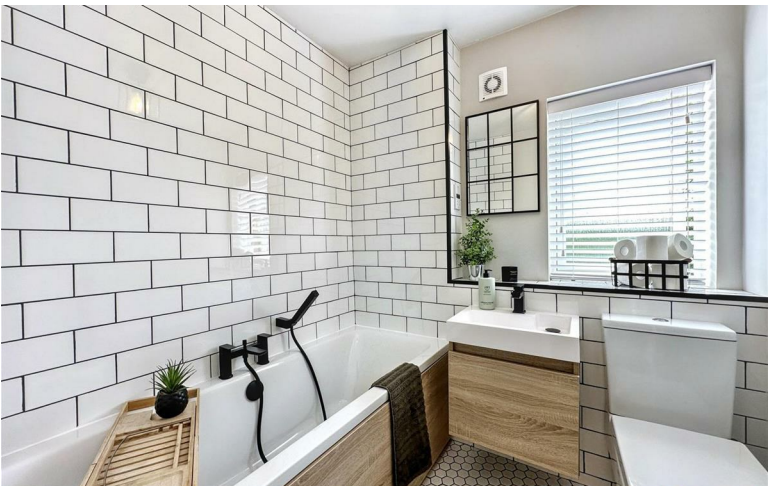
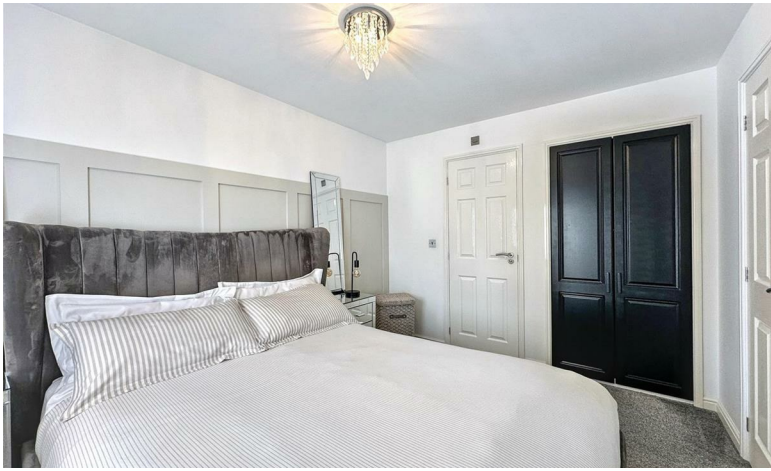
AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



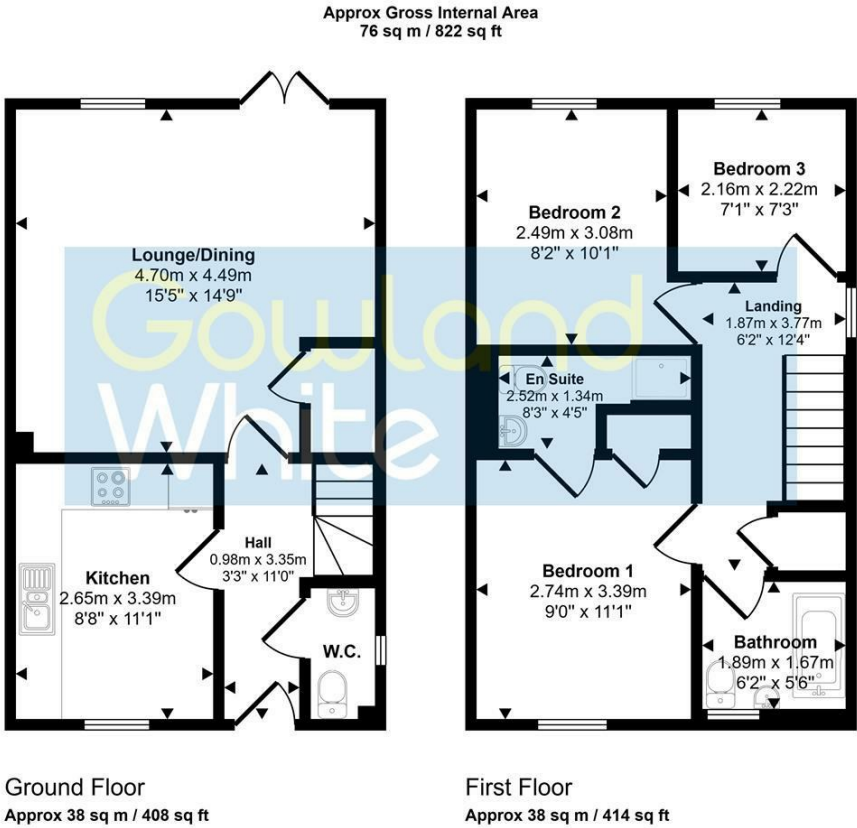
Tel: 01642 615657



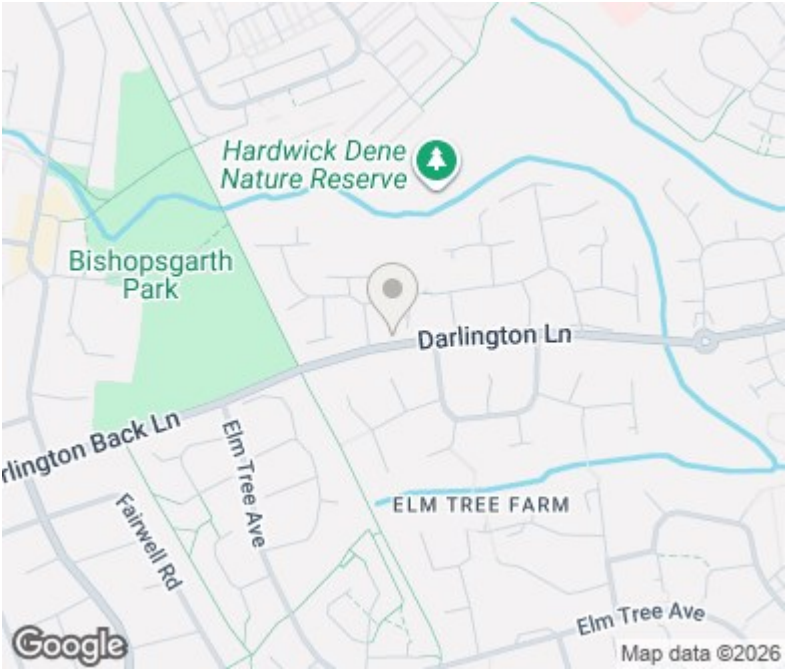




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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	83
EU Directive 2002/91/EC		

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

VIEWING
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

17 Bishop Street, Stockton on Tees, TS18 1SY
stockton@gowlandwhite.co.uk