



Nursery Lane

Darlington DL2 2JS

Reduced To £220,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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.



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- Four/Five Bedroom Mid Terraced Property
- Open Plan Kitchen/Diner
- EPC Rating C

- Newly Fitted Bathroom Suite
- Juliette Balcony Feature
- Council Tax Band D

- Off Street Parking
- Village Location

Located in the charming area of Merrybent, Darlington, this delightful terraced house offers a perfect blend of modern living and spacious comfort. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The home boasts an inviting reception room that flows seamlessly into an open-plan living area, creating a warm and welcoming atmosphere for both relaxation and entertaining.

The property features three bathrooms, including a newly fitted bathroom that adds a touch of luxury to daily routines. The thoughtful design ensures that there is ample space for everyone, making it a practical choice for busy households.

The property benefits from planning permission for a single-storey extension, providing an exciting opportunity to further enhance the living space. Additionally, parking for two vehicles is available, a valuable asset in this desirable location.

Situated on Nursery Lane, this home is conveniently located near local amenities and transport links, making it easy to enjoy all that Darlington has to offer. Whether you are looking for a family home or a property with potential for growth, this terraced house is a wonderful opportunity not to be missed.

Entrance Hallway

Composite door to the front, staircase to the first floor, LVT flooring with radiator.

Ground Floor Cloaks

With low level w.c, wash hand basin and radiator.

Kitchen/Diner

14'10 x 10 (4.52m x 3.05m)

Upvc double glazed windows to the rear, fitted with a range of modern grey wall, base and drawer units with solid oak work surfaces. Five ring gas hob with extractor over and deep pan drawers. Integrated double oven, dishwasher, washing machine and fridge freezer. One and a half bowl Porcelain sink unit with mixer tap. There is a concealed Baxi boiler, spotlights to ceiling, LVT flooring, vertical radiator and double doors to rear. Open Plan with sitting area.

Sitting Area

16'7 x 7'3 (5.05m x 2.21m)

Open plan from the kitchen/diner ideal for family living with LVT flooring.

First Floor Landing

Staircase to the first floor.

Lounge / Bedroom One

14'11 x 11'3 (4.55m x 3.43m)

To the rear there are Upvc double doors with Juliette style balcony. Fireplace with electric fire and laminate flooring.

Shower Room

Shower cubicle with waterfall and spray, low level w.c, wash hand basin, fully tiled walls and heated towel rail.

Bedroom Two

12'11 x 9'8 (3.94m x 2.95m)

Upvc double glazed window to front, fitted wardrobes, radiator and double doors to rear.

Second Floor

Staircase and landing.

Bedroom Three

14'11 x 9'08 (4.55m x 2.95m)

Upvc double glazed window to the rear and radiator.

Bedroom Four

8'07 x 8'01 (2.62m x 2.46m)

Upvc double glazed window to the rear and radiator.

Bedroom Five

8'11'3 x 6'7 (2.47.27m x 2.01m)

Upvc double glazed window to front and radiator.

Bathroom

Fitted with panelled bath with shower over and screen. Low level w.c, wash hand basin, part tiled walls, vinyl flooring and radiator.

Externally

There is a driveway to the front with off street parking. The rear garden is paved with decked area.

Extension Plan

Tenure

Freehold

Property Details

Local Authority Darlington

Council Tax Band: D

Annual Price: £2,259

Conservation Area No

Flood Risk No

Floor Area 1,076 ft² / 100 m²

Plot size 0.03 acres

Mobile coverage - EE, Vodafone, Three, O2

Broadband

Basic

5 Mbps

Superfast

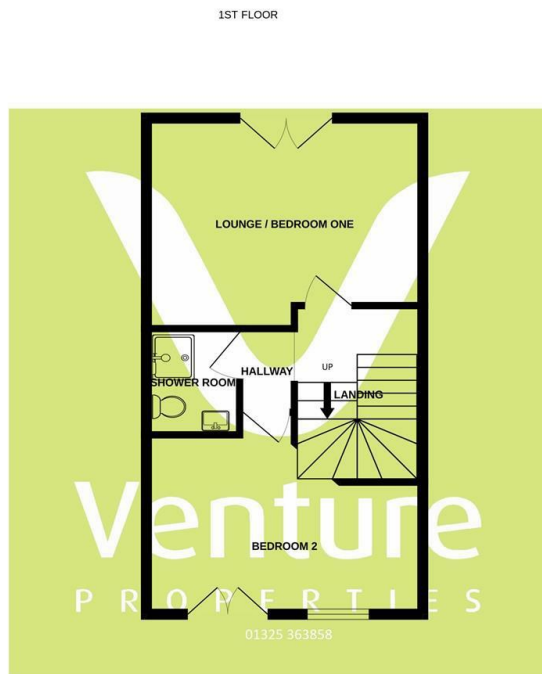
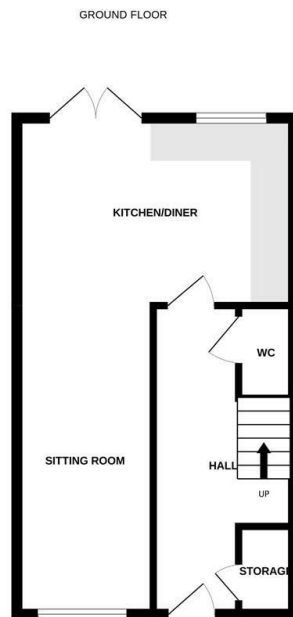
80 Mbps

Satellite / Fibre TV Availability

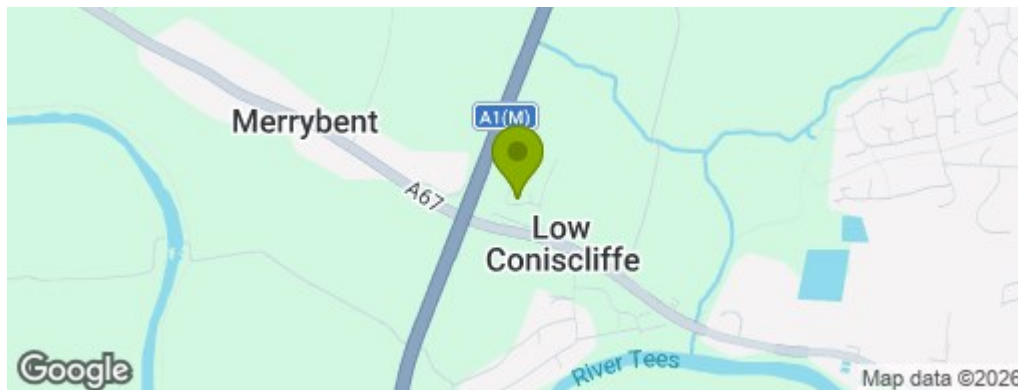
BT, Sky

Note

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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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