

Lynton Gardens

Darlington DL1 4PB

Offers Over £120,000

Venture PROPERTIES









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- Two Bedroom Semi-Detached Property
- Gardens to Front and Rear
- Council Tax Band A
- Off Street Parking
- Close to All Amenities
- EPC Rating D
- Popular Eastbourne Area of Darlington
- Darlington Train Station Closeby
- No Chain

Welcome to this two bedroom semi-detached house located in the desirable Lynton Gardens, Darlington. This tidy two-bedroom property is perfect for first-time buyers or those looking to invest in a promising area.

As you enter, you will find a welcoming reception room that offers a comfortable space for relaxation and entertaining. The house features two well-proportioned bedrooms, providing ample space for a small family or guests. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this property is the large garden at the front, which not only enhances the aesthetic appeal but also offers parking for one vehicle. The spacious garden can accommodate multiple cars, making it a practical choice for those with more than one vehicle.

Situated in the popular Eastbourne area, this home benefits from a friendly community atmosphere and is close to local amenities, schools, and parks. With no onward chain, this property is ready for you to move in and make it your own without delay.

Whether you are looking for your first home or a solid investment opportunity, this semi-detached house in Lynton Gardens is an excellent choice. Don't miss the chance to view this delightful property and envision the possibilities it holds for you.

Entrance Hall
Door to front and staircase to first floor landing.

Lounge
15'3 x 13'1 (4.65m x 3.99m)
Bay window to side with additional windows to front and side, fireplace with wall mounted electric fire, built in storage into alcoves and radiator.

Kitchen / Diner
15'2 x 6'6 (4.62m x 1.98m)
Two upvc double glazed windows and door to side, fitted wall, base and drawer units, stainless steel sink with mixer tap, four ring gas hob with oven and extractor over. Wall mounted boiler, part tiled walls and space for a dining table.

First Floor Landing

Bedroom One
10'4 x 10'6 (3.15m x 3.20m)
Window to side and original feature fireplace.

Bedroom Two
9'4 x 7'2 (2.84m x 2.18m)
Window to side.

Bathroom
Upvc double glazed obscure window to side, bath with shower over and wash hand basin. Part tiled walls.

Separate W.C
Upvc double glazed obscure window to front and w.c.

Externally
To the front there is an enclosed garden with double gated access to off street parking.
To the rear the enclosed garden has a lawn area, pebble border, patio area and shed.

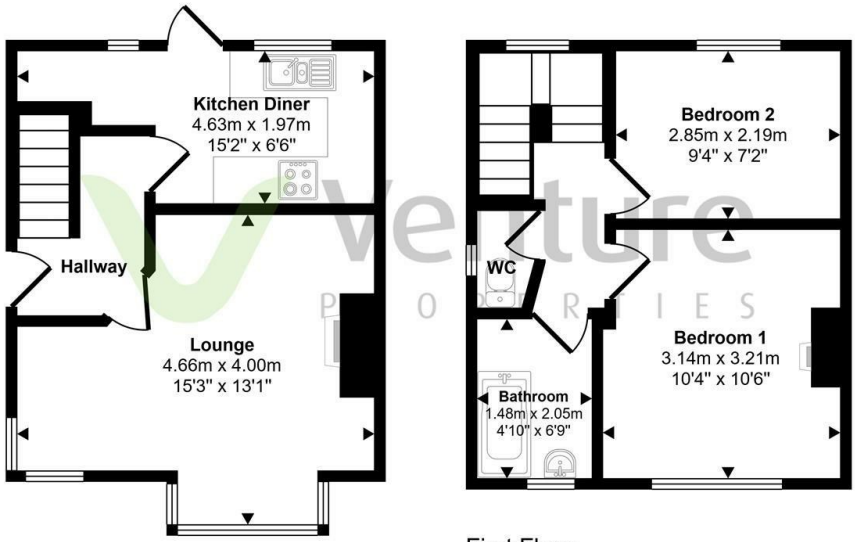
Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 613 ft 2 / 57 m 2
Plot size 0.04 acres
Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic
6 Mbps
Superfast
53 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

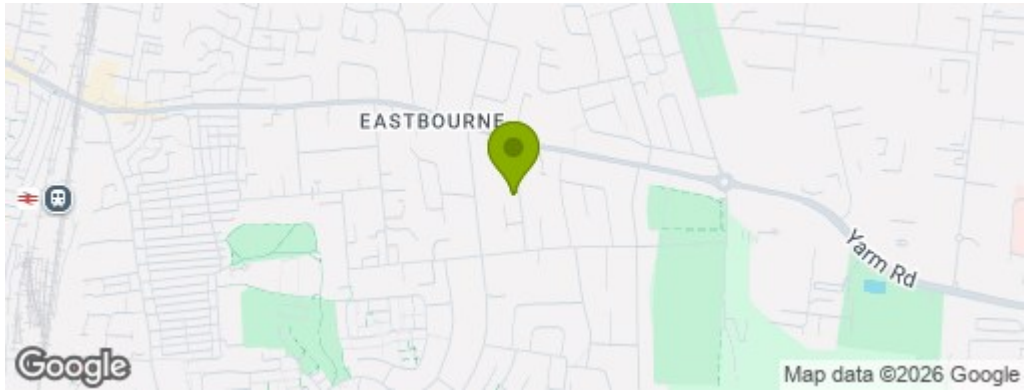
Approx Gross Internal Area
52 sq m / 565 sq ft



Ground Floor
Approx 27 sq m / 286 sq ft

First Floor
Approx 26 sq m / 280 sq ft

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.



Property Information

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