



**Stockton Road**

Darlington DL1 2RZ

**Offers Over £155,000**





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Stockton Road

Darlington DL1 2RZ



- Three Bedroom Semi-Detached
- Easy Access to Travel Links
- Council Tax Band B

- Haughton/Whinfield Area of Darlington
- Amenities Closeby
- Epc Rating D

- Garden to Front & Rear
- Spacious Rooms

Stockton Road in the town of Darlington, this well-presented semi-detached house would make an ideal family home. Boasting three bedrooms, this property offers ample room for a growing family or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. Whilst the modern, spacious kitchen is particularly appealing.

The house features gardens to both the front and rear, providing a lovely outdoor space for children to play or for hosting summer barbecues.

Conveniently located, this home is close to a variety of amenities, ensuring that all your daily needs are within easy reach. Whether you are looking for shops, schools, or parks, everything is just a short distance away, making this location particularly desirable for families.

In summary, this three-bedroom semi-detached house on Stockton Road is a fantastic opportunity for those seeking a comfortable and well-located family home in Darlington. It is sure to attract interest from a range of buyers. Do not miss the chance to make this lovely property your own.

## Entrance Hall

Door to side and staircase to first floor landing.

## Lounge

14'11 x 12'10 (4.55m x 3.91m)

Upvc double glazed bay window to front, coving to ceiling, feature fireplace with log burner and wood flooring.

## Kitchen/Dining Room

16'8 x 14'11 (5.08m x 4.55m)

Upvc double glazed window to rear, fitted with grey wall, base and drawer units, four ring gas hob with extractor over and oven. One and a half bowl stainless steel sink with mixer tap. Integrated fridge and dishwasher, space for a washing machine and fridge freezer. Ample space for a dining table and chairs. Concealed boiler and double doors to rear, tiled floor.

## First Floor Landing

## Bedroom One

15'0 x 10'11 (4.57m x 3.33m)

Upvc double glazed window to front, coving to ceiling, cast iron fireplace and radiator.

## Bedroom Two

13'8 x 7'2 (4.17m x 2.18m)

Upvc double glazed window to rear, fitted sliding door wardrobes and radiator.

## Bedroom Three

8'4 x 6'11 (2.54m x 2.11m)

Upvc double glazed window to rear, coving to ceiling and radiator.

## Bathroom

Upvc double glazed window to side, panelled bath with mixer tap and double shower. Low level w.c, wash hand basin, heated towel rail, fully tiled walls and vinyl flooring.

## Externally

To the front is an enclosed garden, mainly laid to pebbles.  
To the rear is an enclosed garden mainly laid to lawn.

## Tenure

Freehold

## Property Details

Local Authority: Darlington  
Council Tax Band: B  
Annual Price: £1,845  
Conservation Area No  
Flood Risk Very low  
Floor Area 871 ft 2 / 81 m 2  
Plot size 0.07 acres  
Mobile coverage

EE  
Vodafone

Three

O2

Broadband

Basic

1 Mbps

Superfast

54 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

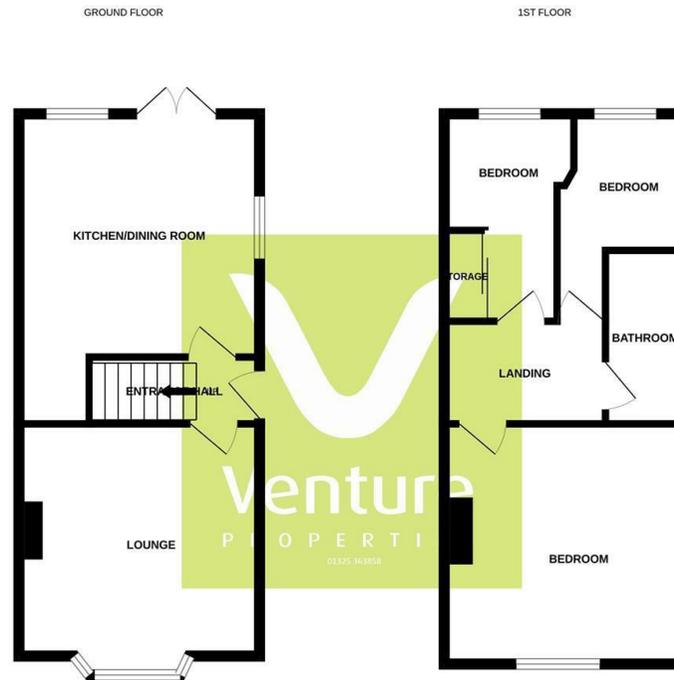
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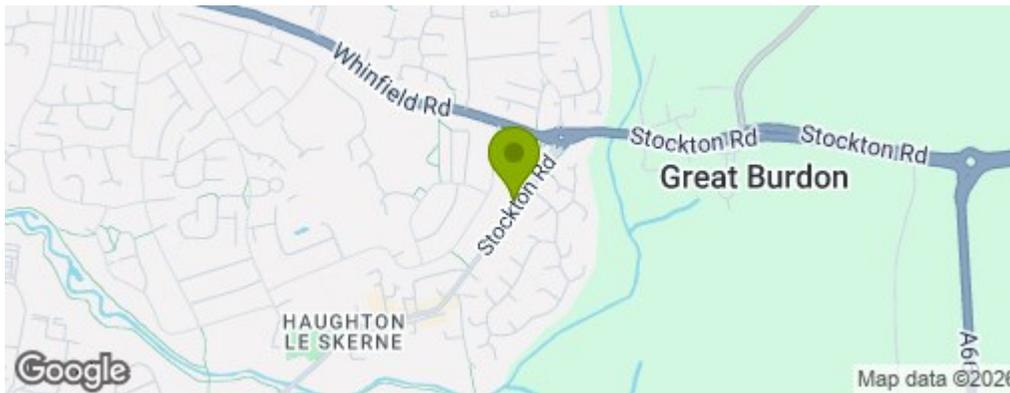
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## Note

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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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## Property Information

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