



**John Dixon Lane**

Darlington DL1 1HG

**Offers Over £190,000**





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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# John Dixon Lane

Darlington DL1 1HG



- Three Bedroom Semi-Detached Property
- Council Tax Band C
- Larger Plot

- Eastbourne Location
- Epc Rating B
- No Onward Chain

- En-Suite Bathroom
- Off Street Driveway

This well presented three bedroom semi detached family home, offers spacious accommodation situated over three floors with a master suite to the third floor.

Located on this popular modern development conveniently positioned as it lies within easy reach of the town centre, railway station and Morton Park. Convenient transport links can also be found to the A1(M) and A66.

The home is very well presented throughout with welcoming entrance hallway with downstairs cloakroom/W.C., quality kitchen diner, lounge with French patio doors leading out to the rear garden. To the first floor there is two good size bedrooms served by the house bathroom and a master suite on the third floor en-suite facilities.

Externally, there is a driveway allowing off street parking leading to the single detached garage and a generous rear garden, ideal for those warmer months.

## Entrance Hall

## Lounge

14'1 x 11'6 (4.29m x 3.51m)

## Kitchen

13'9 x 11'6 (4.19m x 3.51m)

## Downstairs Cloaks

## First Floor Landing

## Bedroom Two

14'9 x 9'6 (4.50m x 2.90m)

## Bedroom Three

9'10 x 8'2 (3.00m x 2.49m)

## Bathroom

## Stairs to Second Floor

## Bedroom One

14'9 x 12'6 (4.50m x 3.81m)

## En-Suite

## Externally

## Property Information

Local Authority  
Darlington  
Council Tax  
Band:  
C  
Annual Price:  
£2,008  
Conservation Area  
No  
Flood Risk  
No Risk  
Floor Area  
1,054 ft 2 / 98 m 2  
Plot size  
0.05 acres  
Mobile coverage

EE

Vodafone  
Three  
O2  
Broadband

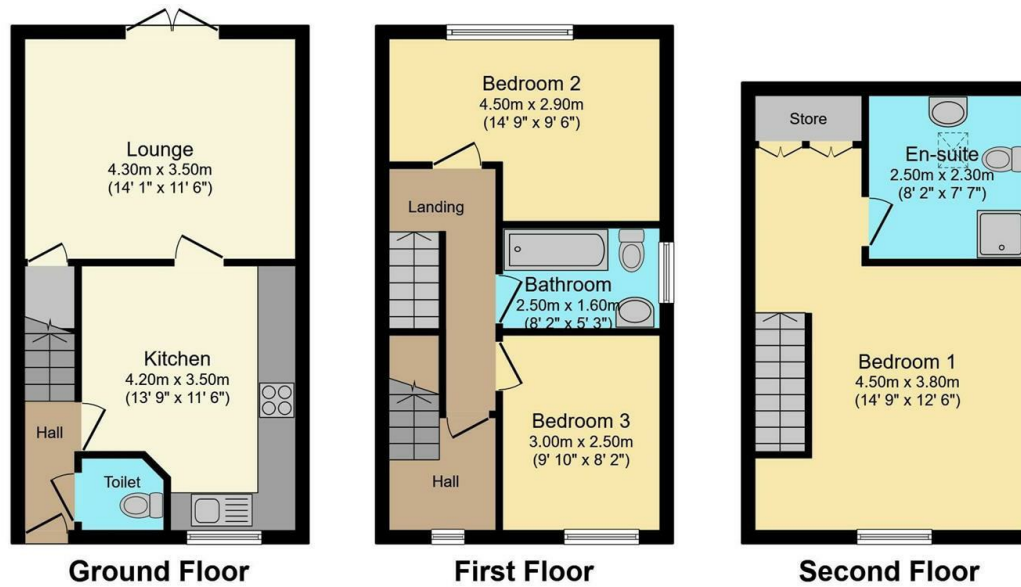
Basic  
8 Mbps  
Superfast  
59 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky

## Tenure

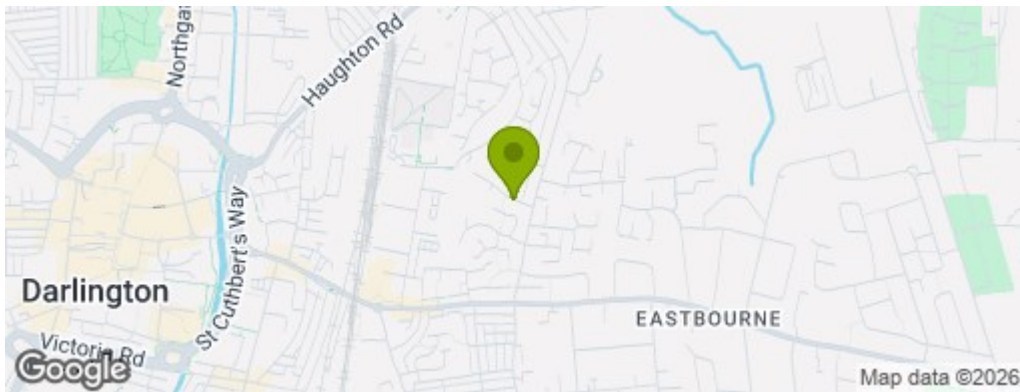
## Note

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Total floor area 96.8 sq.m. (1,041 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



## Property Information

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