



## Nickstream Lane

Darlington DL3 0DB

£240,000





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# Nickstream Lane

Darlington DL3 0DB



- Four Bedroom Semi-Detached Property
- Close to Travel and Transport Links
- Front and Rear Gardens

- Cockerton Area of Darlington
- No Onward Chain
- Ideal Family Home

- Off Street Parking
- Generous Rooms Throughout
- Council Tax Band A

Situated in the desirable Cockerton area of Darlington, this beautifully presented four-bedroom semi-detached house on Nickstream Lane is an ideal family home. With three spacious reception rooms, there is ample space for both relaxation and entertaining. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere.

The property boasts four generously sized bedrooms, providing plenty of room for family members or guests. The modern bathrooms are thoughtfully placed to cater to the needs of a busy household, ensuring convenience and comfort for all. Off street parking is available on the driveway for a maximum of two vehicles.

You will find Cockerton village within close proximity, where you can enjoy easy access to local amenities, including shops, schools, and parks. This location is perfect for families seeking a vibrant community with a friendly atmosphere.

Overall, this semi-detached house is not only well-presented but also offers a perfect blend of space, comfort, and convenience, making it an excellent choice for those looking to settle in a welcoming neighbourhood. Don't miss the opportunity to make this lovely property your new home.

## Entrance Hall

Composite door to front, staircase to first floor landing and radiator.

## Lounge

12'11 x 10'10 (3.94m x 3.30m)

Upvc double glazed bay window to front, coving to ceiling and a feature fireplace with multi fuel burner, mantle and hearth. Built in storage to alcoves and radiator.

## Dining Room

12'11 x 11'11 (3.94m x 3.63m)

French doors to rear, coving to ceiling electric wall mounted fire, storage cupboard and radiator. Plenty of room for a dining table and chairs. Open arch leading to kitchen.

## Kitchen

12'3 x 7'7 (3.73m x 2.31m)

Upvc double glazed window to rear, fitted with gloss effect wall, base and drawer units, with integrated sink and mixer tap. Electric ceramic hob with extractor over and oven. Integrated appliances including fridge freezer, dishwasher and microwave, along with a wine cooler fridge. Spotlights to ceiling and wood flooring.

## Utility Room

With washing machine and tumble dryer.

## Sitting Room

11 x 9'5 (3.35m x 2.87m)

Upvc double glazed window to front, spotlights to ceiling and radiator.

## Ground Floor Shower Room

With shower cubicle, wash hand basin and low level w.c.

## First Floor Landing

### Bedroom One

14'2 x 9'2 (4.32m x 2.79m)

Upvc double glazed window to rear, coving to ceiling, fitted wardrobes and radiator. Access to en-suite.

### En-Suite

Upvc double glazed obscure window to front, walk in shower cubicle, wash hand basin in vanity unit with storage and low level w.c. Radiator.

### Bedroom Two

11'4 x 10'4 (3.45m x 3.15m)

Upvc double glazed window to rear, coving to ceiling, radiator and staircase to attic room, which has a Velux window to the rear.

### Bedroom Three

12 x 8'8 (3.66m x 2.64m)

Upvc double glazed window to front, coving to ceiling, fitted wardrobes with mirrors and radiator.

### Bedroom Four

8'8 x 8 (2.64m x 2.44m)

Upvc double glazed window to rear and radiator.

## Bathroom

Upvc double glazed window to front, freestanding bath with central mixer tap and jets. Wall mounted wash hand basin, low level w.c and heated towel rail.

## Externally

To the front there is a generous front garden, mainly laid to lawn. A driveway providing off street parking and gate access to the rear of the property.

To the rear is laid to both patio and lawn with decking area and two storage sheds

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

## Note

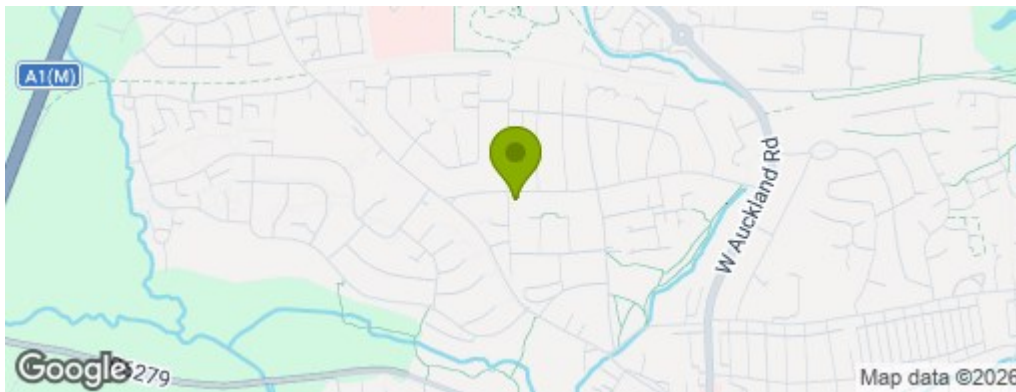
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GROUND FLOOR

1ST FLOOR



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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## Property Information

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