



## Nickstream Lane

Darlington DL3 0DB

Offers In The Region Of £160,000





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.



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.



# Nickstream Lane

Darlington DL3 0DB



- Epc D
- Council Tax Band A
- Spacious Rear Garden

Located within walking distance of Cockerton Village, this well-presented three-bedroom semi-detached house on Nickstream Lane offers a delightful blend of comfort and convenience. The property boasts a semi-open plan lounge and dining area, perfect for both relaxation and entertaining. The lounge features a cosy log burner, creating a warm and welcoming atmosphere during the colder months.

With three well proportioned bedrooms, this home is ideal for families or those seeking extra space, ensuring ample facilities for all residents. Outside, you will find lovely gardens that provide a serene outdoor space, along with parking for one vehicle, adding to the practicality of this charming residence.

The location is particularly advantageous, as it is close to local shops, schools, and the Westpark retail parks, making daily errands and family activities easily accessible. This semi-detached house is not just a home; it is a lifestyle choice in a vibrant community. Whether you are a first-time buyer or looking to settle down in a friendly neighbourhood, this property is sure to impress. Don't miss the opportunity to make this delightful house your new home.

## Entrance Hall

Door to front and staircase to first floor landing.

## Lounge

14'11 x 13'11 (4.55m x 4.24m)

Upvc double glazed window to front, recess chimney breast with log burner, spotlights to ceiling and radiator. Open plan to dining area.

## Dining Area

11'02 x 8'07 (3.40m x 2.62m)

Upvc double glazed window to rear, spotlights to ceiling, radiator and Karndean flooring. Door to side leading to garden.

## Kitchen

10'11 x 8'11 (3.33m x 2.72m)

Upvc double glazed window and door to rear, fitted with wall, base and drawer units, display cabinet and storage/shelving into recess. Wooden worktops. Belfast sink with mixer tap, integrated oven and hob with extractor over.

## First Floor Landing

## Bedroom One

10'11 x 11'08 (3.33m x 3.56m)

Two upvc double glazed windows to front, fitted wardrobes with sliding doors and radiator.

## Bedroom Two

9'10 x 8'07 (3.00m x 2.62m)

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

## Bedroom Three

9'10 x 7'01 (3.00m x 2.16m)

Upvc double glazed window to side and radiator.

## Bathroom

With panelled bath, shower and low level w.c and part tiled walls.

## Externally

To the front is off street parking on the driveway and gated access to rear. To the rear is mainly laid to pebbles with a Summerhouse.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 839 ft 2 / 78 m 2

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

11 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

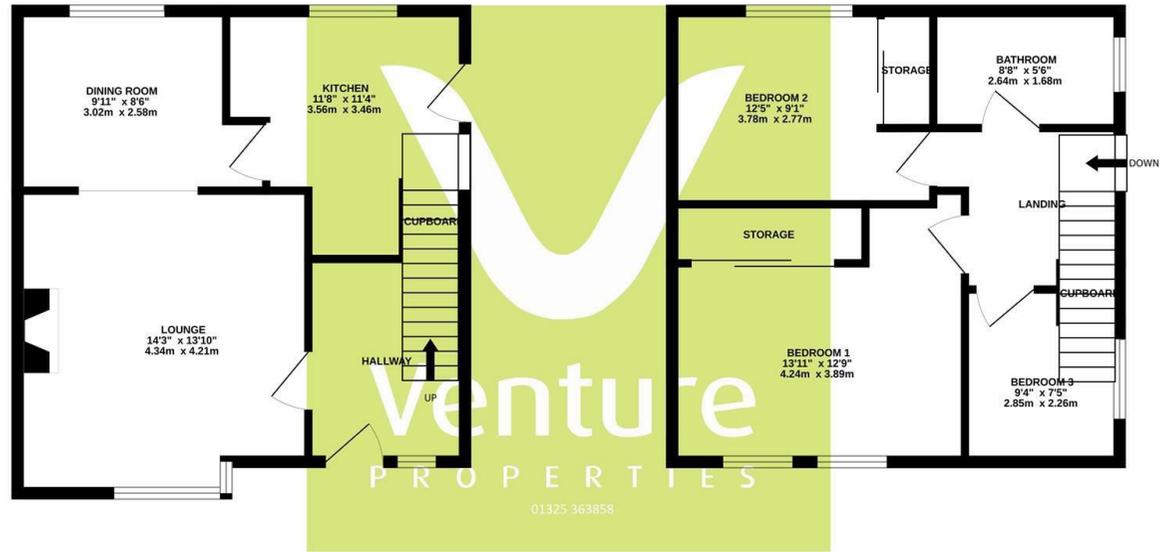
Virgin

## Note

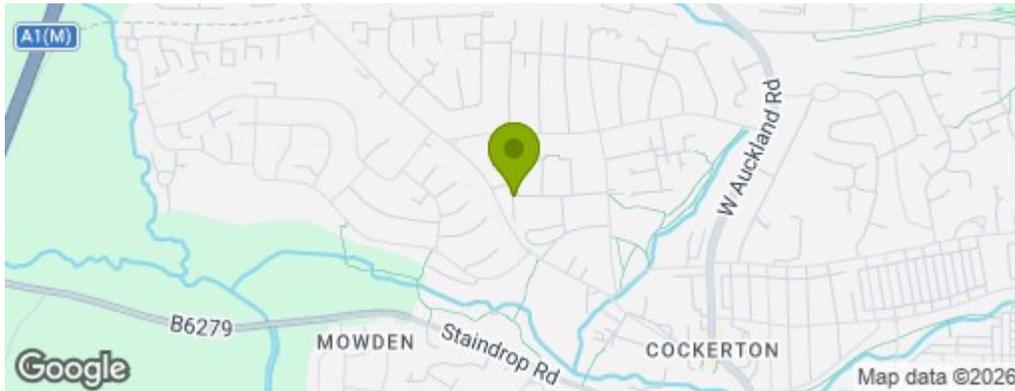
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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

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.  
Made with Metropix 62025



## Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com