



**Nickstream Lane**

Darlington DL3 0DQ

**£175,000**





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# Nickstream Lane

Darlington DL3 0DQ



- Four Bedroom Property
- Within Walking Distance to Schools
- EPC Rating TBC

- Branksome Area of Darlington
- Shops Close By

- Gardens to Front & Rear
- Council Tax Band A

Welcome to Nickstream Lane in Darlington, this beautifully presented end terraced house offers a delightful blend of comfort and style. With four spacious bedrooms, this property is perfect for families or those seeking extra space for guests or a home office.

The two reception rooms provide ample living space, ideal for entertaining or relaxing with loved ones. The well-appointed and modern kitchen complements the living areas, making it a wonderful hub for daily life.

Outside, the property boasts lovely gardens to both the front and rear, providing a serene outdoor space for gardening enthusiasts or simply enjoying the fresh air. The gardens are perfect for children to play in or for hosting summer barbecues with friends and family.

This end terraced house on Nickstream Lane is not just a home; it is a lifestyle choice, offering a welcoming atmosphere in a desirable location. With its well-maintained interiors and inviting outdoor spaces, this property is sure to impress. Don't miss the opportunity to make this charming house your new home.

## Entrance Hall

Upvc door to front, staircase to first floor landing with storage under and radiator.

## Lounge

13'7 x 12'11 (4.14m x 3.94m)

Upvc double glazed window to front, fireplace with gas fire in surround and radiator.

## Dining Room

8'11 x 7'10 (2.72m x 2.39m)

Upvc double glazed French doors to rear and radiator.

## Kitchen / Diner

18'9 x 11'7 (5.72m x 3.53m)

Upvc double glazed French doors to rear, wall, base and drawer units, stainless steel sink with mixer tap, four ring gas hob and oven with extractor over. Space for a washing machine, tumble dryer, dishwasher, fridge and freezer. Upvc door to side and radiator.

## First Floor Landing

Upvc double glazed window to side.

## Bedroom One

12'11 x 10'4 (3.94m x 3.15m)

Upvc double glazed window to front and radiator.

## Bedroom Two

11'7 x 8'10 (3.53m x 2.69m)

Upvc double glazed window to rear and radiator.

## Bedroom Three

8'11 x 8'6 (2.72m x 2.59m)

Upvc double glazed window to rear and radiator.

## Bedroom Four

9'3 x 7'5 (2.82m x 2.26m)

Upvc double glazed window to front, storage cupboard and radiator.

## Shower Room

Upvc double glazed obscure window to side, walk in shower, wash hand basin, w/c and radiator.

## Externally

To the front is mainly laid to lawn and to the rear there is a patio area and lawn.

## 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 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

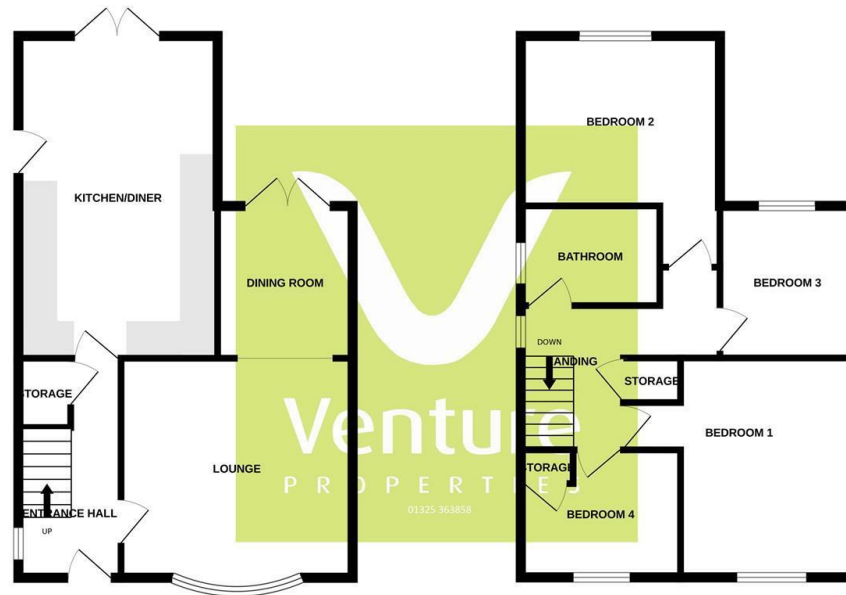
Virgin

## Note

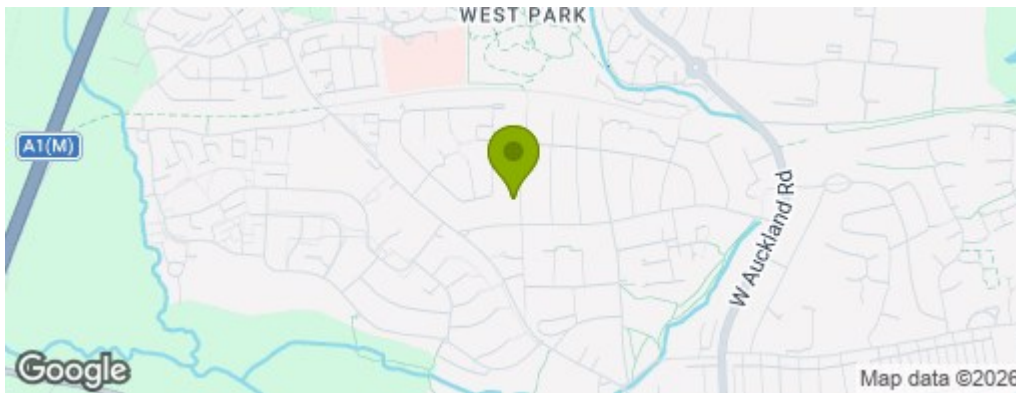
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GROUND FLOOR

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

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)