



Lewes Road

Darlington DL1 4AU

Offers Over £97,000





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# Lewes Road

## Darlington DL1 4AU



- Three Bedroom Terrace
- Local Shops and Schools Nearby
- EPC Rating

- Popular Eastbourne Location
- Rear Courtyard
- Ideal Investment Opportunity

- Within Walking Distance the Darlington Railway Station
- Council Tax Band A
- Viewing Recommended

Lewes Road in the vibrant town of Darlington, this delightful three-bedroom terraced house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two spacious reception rooms, providing ample space for relaxation or entertaining. The well-appointed, modern kitchen leads to a quaint rear courtyard, perfect for enjoying the outdoors or hosting summer barbecues.

With three comfortable bedrooms, this home is ideal for families or those seeking extra space. The bathroom is located to ensure ease of access for all residents with a further, separate w/c for added convenience.

One of the standout features of this property is its prime location. Situated within walking distance to the railway station, local shops, and schools, it offers ideal community living. The Eastbourne area is known for its friendly atmosphere and accessibility, making it a desirable place to call home.

Whether you are looking to invest in a rental property or seeking a lovely family home, this terraced house on Lewes Road is a fantastic choice. Don't miss the chance to view this charming property and discover all it has to offer.

### Entrance Porch

Upvc door to front.

### Lounge

12'01 x 14'01 (3.68m x 4.29m)

Two Upvc double glazed window to front, recess fireplace and storage cupboard to side into alcove, with additional meter storage cupboard.

### Dining Room

14'01 x 10'07 (4.29m x 3.23m)

Upvc double glazed window to rear, under stairs recess and radiator.

### Kitchen

10'11 x 9'11 (3.33m x 3.02m)

Upvc double glazed window to side, cream wall, base and drawer units with contrasting oak effect worktops. Stainless steel sink with mixer tap, integrated oven, space for a washing machine and fridge freezer. Vertical radiator, wall mounted boiler, tiled splashbacks and access to rear inner lobby.

### Rear Inner Lobby

With tiled floor and door to courtyard.

### Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over, wash hand basin and low level w.c. Part tiled walls.

### Bedroom One

14'01 x 12'01 (4.29m x 3.68m)

Upvc double glazed window to front and radiator.

### Bedroom Two

10'09 x 6'10 (3.28m x 2.08m)

Upvc double glazed window to rear and radiator.

### Bedroom Three

9'11 x 6'07 (3.02m x 2.01m)

Upvc double glazed window to side and radiator.

### Separate W/C

Wash hand basin in vanity unit and low level w/c, part tiled walls and radiator.

### Externally

To the rear is an enclosed courtyard with gated access to the rear lane.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area 850 ft<sup>2</sup> / 79 m<sup>2</sup>

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

75 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

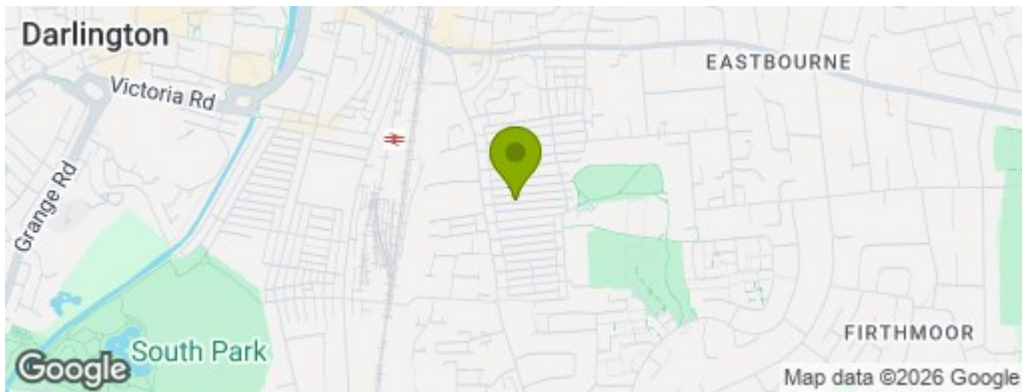
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### Note

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.



While every effort has been made to ensure the accuracy of the features contained here, measurements of plans, sections, elevations and other data shown are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should not be used for any other purpose. The services of a surveyor should be consulted if you are in any doubt as to the accuracy or reliability of the information shown. Map data ©2026 Google



## Property Information

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