

# Harper & Co

Estate Agents Ltd

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## Darlington Lane

, Stockton-On-Tees, TS19 0NG

Offers Invited - A Two Bedroom Semi Detached Bungalow In A Sought After Location, Offering Excellent Potential For Modernisation, With A Long Driveway, Detached Garage, And Low Maintenance Gardens.

**Offers in the region of £130,000**

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- For Sale With The Advantage Of No Onward Chain & Vacant Possession
- Located In A Highly Sought After Residential Area With Strong Local Demand
- Long Driveway Providing Ample Parking Ideal For Motorhome Or Caravan Storage
- Detached Garage Offering Secure Parking Or Additional Storage Space
- Low Maintenance Rear Garden Designed For Ease Of Upkeep And Practical Use
- Includes Greenhouse And Shed Perfect For Gardening Or Extra Storage Needs
- Property Requires Modernisation Offering Excellent Potential To Add Value
- Recently Installed New Boiler In 2025 Providing Improved Energy Efficiency
- UPVC Double Glazed Windows Throughout Enhancing Comfort And Insulation
- Priced Realistically Reflecting Condition And Opportunity For Improvement

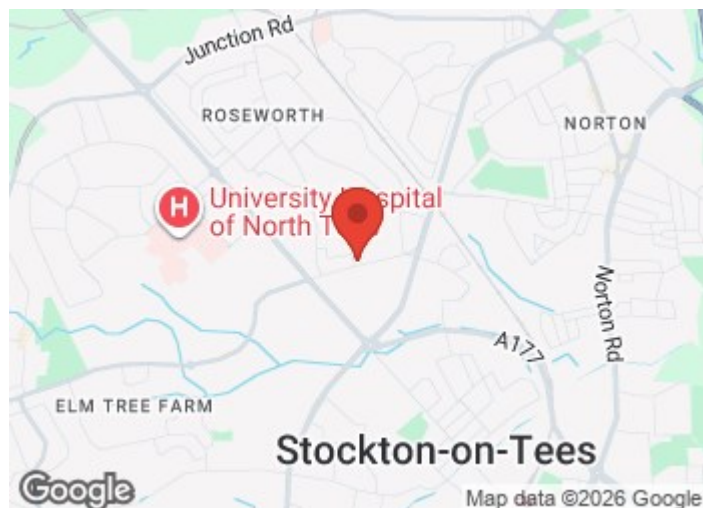
## Full Description

## Location

## Note

## Disclaimer

## Money Laundering Notice



## Directions



# Floor Plan



Approx Gross Internal Area  
65 sq m / 705 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	