



2 Park View Darlington Lane

, Stockton-On-Tees, TS19 8BB

£399,995



Individual Four Bedroom Home | Private Leafy Setting | Over 1,300 Sq Ft | Exceptional Parking & Garaging | No Onward Chain | Sensible Offers Invited.

Offered for sale with no onward chain and sensible offers invited, this distinctive double-fronted home occupies a wonderfully private position just off Darlington Lane. Offering generous and adaptable accommodation, beautifully secluded gardens, a stylish modern kitchen, recently refitted bathroom, garden room and both integral and detached garaging, this is a unique home with far more to offer than first meets the eye.



Tucked away within a mature and surprisingly secluded setting, Park View is a highly individual four bedroom home offering generous and adaptable accommodation, excellent outside space and an impressive amount of parking and garaging.

The attractive double-fronted exterior gives the property plenty of character and, once inside, the accommodation offers far more space and flexibility than may initially be expected.

A welcoming entrance hallway provides access to the principal ground-floor rooms, including a generous bay-fronted lounge with plenty of natural light and ample space for comfortable family living.

Across the hallway is a substantial second reception room which provides excellent flexibility depending on the needs of the next owner. Equally suited as a formal dining room, additional sitting room, home office or ground-floor bedroom, French doors open directly onto the garden and make this an especially useful part of the home.

The modern kitchen is fitted with a contemporary range of units, integrated appliances, generous storage and a breakfast bar, creating a practical and sociable space for everyday living.

Also positioned on the ground floor is the recently refitted bathroom, finished with extensive tiling, a separate shower enclosure and stylish fittings.

To the first floor are three further bedrooms, including an impressive principal bedroom with dormer windows and a dual aspect allowing plenty of natural light. The additional bedrooms provide further flexibility for children, guests or those requiring dedicated home-working space.

Externally, the property really comes into its own. Mature planting and established greenery create a wonderfully private setting, with a choice of patio and seating areas providing plenty of space for relaxing, entertaining and enjoying the garden throughout the warmer months.

A separate garden room adds another useful dimension and would make an excellent home office, studio, hobby room or entertaining space, while a garden WC provides additional convenience.

For buyers requiring plenty of parking, storage or workshop space, the property is particularly impressive. A substantial driveway provides off-road parking for several vehicles and is complemented by both an integral garage and a detached double garage.

Offered for sale with the advantage of no onward chain, this is a genuinely individual home combining privacy, versatile accommodation, mature gardens and exceptional garaging in a convenient Stockton location.

Sensible offers are invited and viewing is highly recommended to fully appreciate everything the property has to offer.

Location

Situated In A Popular Residential Area Of Stockton-On-Tees, This Property Enjoys A Convenient Position Close To Local Amenities. Local Shops And Everyday Essentials Are Approximately 0.5 Miles Away (Around A 10 Minute Walk).

Stockton Town Centre Is Around 1 Mile Away (Approximately A 4–5 Minute Drive), Offering A Range Of Shops, Cafés And Services. Ropner Park Is Also Nearby At Around 0.5 Miles (Approximately A 10 Minute Walk), Providing Attractive Green Space And Leisure Facilities.

The Property Benefits From Good Transport Links, With Easy Access To The A66 And A19, Making Travel To Middlesbrough, Darlington And Surrounding Areas Straightforward.

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

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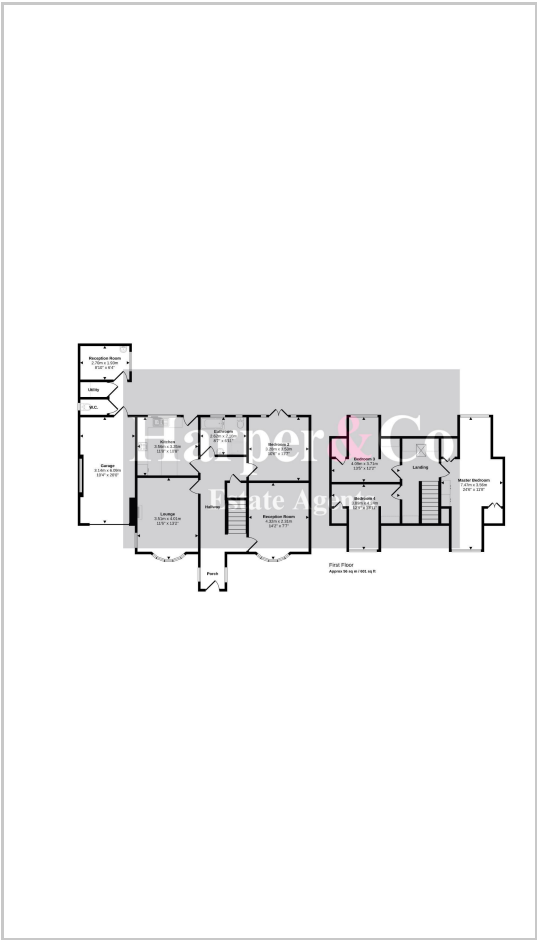
Money Laundering Notice

In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

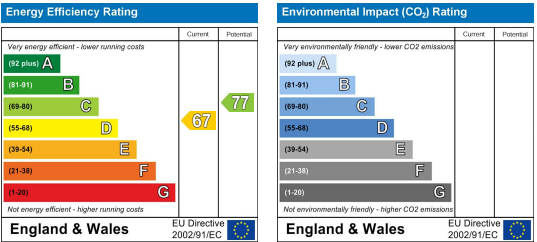
Area Map



Floor Plans



Energy Efficiency Graph



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