Ann Cordey
ESTATE AGENTS

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22 PADDOCK LANE, DARLINGTON, DL2 2BU

Offers In The Region Of £160,000

We are delighted to present to the market this well presented semi-detached family home, offering deceptively spacious and well-planned accommodation throughout. Ideally positioned in a pleasant setting overlooking playing field, the property provides an excellent opportunity for families and buyers seeking a comfortable home in a desirable location.

The property benefits from overlooking a pleasant playing field with small play park and the South Park is also a short walk away. The main train station, town centre, local supermarkets and schools are also all within walking distance.

The kitchen and bathroom are also recently renovated to a high standard, the property is ready to move into and is ideal for a first time buyer or family.

The accommodation briefly comprises an entrance hall with door into a ground floor WC. The lounge enjoys a pleasant outlook and leads through to a fitted kitchen with dining area, featuring French doors opening into the conservatory. The conservatory creates a versatile and comfortable additional living space suitable for year-round use.

To the first floor, the master bedroom benefits being generous in size, complemented by two further well-proportioned bedrooms and a re-fitted family bathroom.

LOUNGE
14'01 x 12'06 (4.29m x 3.81m)

KITCHEN
16'00 x 8'8 (4.88m x 2.64m)

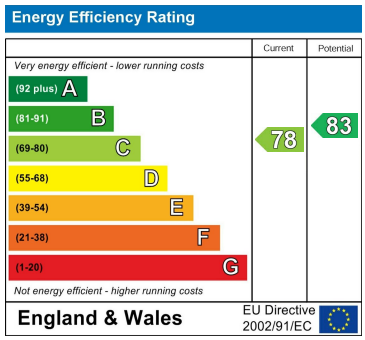
CONSERVATORY
10'0x 10'01 (3.05mx 3.07m)

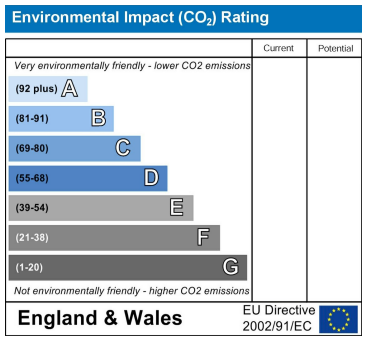
BEDROOM ONE
12'00 x 9'01 (3.66m x 2.77m)

BEDROOM TWO
11'00 x 9'00 (3.35m x 2.74m)

BEDROOM THREE
9'1 x 7'6 (2.77m x 2.29m)

BATHROOM
6'00 x 8'3 (1.83m x 2.51m)





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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NAEA National Association of Estate Agents
The Property Ombudsman