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ESTATE AGENTS

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107 LUNEDALE ROAD, DARLINGTON, DL3 9AS

Offers In The Region Of £230,000

A generously proportioned THREE BEDROOM LINK-DETACHED FAMILY HOME situated in the popular Mowden area of Darlington. Offered for sale with NO ONWARD CHAIN, the property benefits from two reception rooms, kitchen, three generous bedrooms, family bathroom, separate WC, driveway parking, garage and a large rear garden. Requiring some updating, this is an excellent opportunity to create a fantastic family home in a sought-after residential location.





A fantastic opportunity to purchase this generously proportioned THREE BEDROOM LINK-DETACHED FAMILY HOME, situated within the ever-popular Mowden area of Darlington. Offered for sale with NO ONWARD CHAIN, this property provides spacious accommodation throughout, together with excellent potential for improvement and modernisation, allowing the next owner to create a wonderful home to suit their own tastes and requirements.

Externally, the property benefits from a driveway to the front providing OFF-STREET PARKING and leading to the integral garage. To the rear is a particularly GENEROUS GARDEN, offering plenty of outdoor space and considerable potential to landscape and create an attractive family garden.

Internally, the accommodation begins with an entrance hallway leading through to the front-facing lounge, a well-proportioned reception room which in turn opens into the separate dining room to the rear. The dining room enjoys access directly out to the rear garden, making it a practical space for family dining and entertaining. Positioned just off the dining room is the kitchen, fitted with a range of wall and base units, with the added convenience of a door providing direct access into the garage.

To the first floor are THREE GENEROUSLY SIZED BEDROOMS, together with a family bathroom and separate WC, offering practical accommodation for growing families.

LOCATION

Mowden is a well-established and popular residential area to the west of Darlington, particularly favoured by families for its attractive residential surroundings, established community feel and convenient access to local amenities. The area benefits from nearby schooling, including Mowden Infant and Junior Schools, alongside a choice of other educational facilities within the wider west Darlington area. Local shops and everyday amenities are also close at hand, whilst Darlington town centre is readily accessible, offering a wider range of shopping, leisure and dining facilities. The location also provides convenient road links towards the A1(M) and A66, making it a practical choice for those commuting further afield.

Offering spacious accommodation, a generous rear garden, driveway parking and a garage, this property represents an excellent opportunity for buyers seeking a family home in a desirable location, with the added benefit of being able to add value and make it their own.

EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SPACE AND POTENTIAL ON OFFER.

LOUNGE
14'7 x 12'6 (4.45m x 3.81m)

DINING ROOM
10'10 x 10'05 (3.30m x 3.18m)

KITCHEN
11'04 x 9'10 (3.45m x 3.00m)

BATHROOM
6'2 x 5'5 (1.88m x 1.65m)

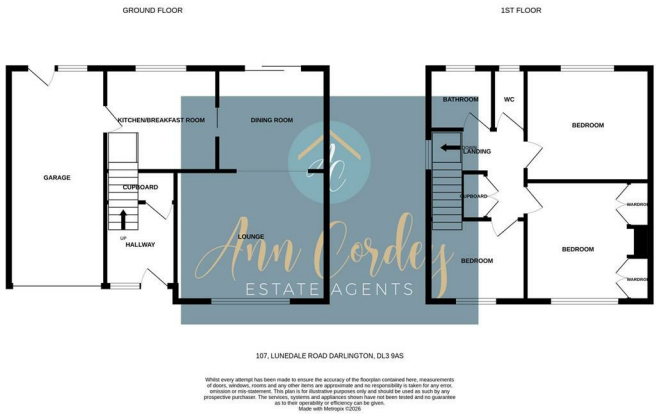
W/C
5'11 x 2'10 (1.80m x 0.86m)

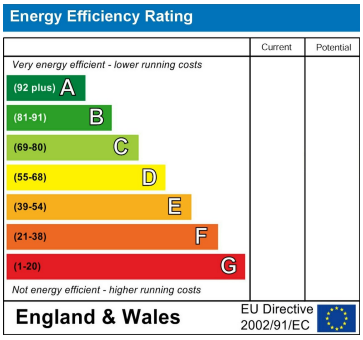
BEDROOM ONE
13'01 x 11'00 (3.99m x 3.35m)

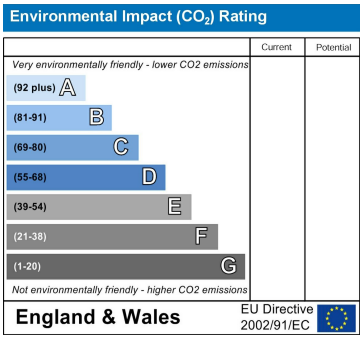
BEDROOM TWO
11'05 x 10'01 (3.48m x 3.07m)

BEDROOM THREE
9'06 x 7'10 (2.90m x 2.39m)

GARAGE
20'04 x 9'10 (6.20m x 3.00m)







YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.





NAEA National Association of Estate Agents
The Property Ombudsman