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ESTATE AGENTS

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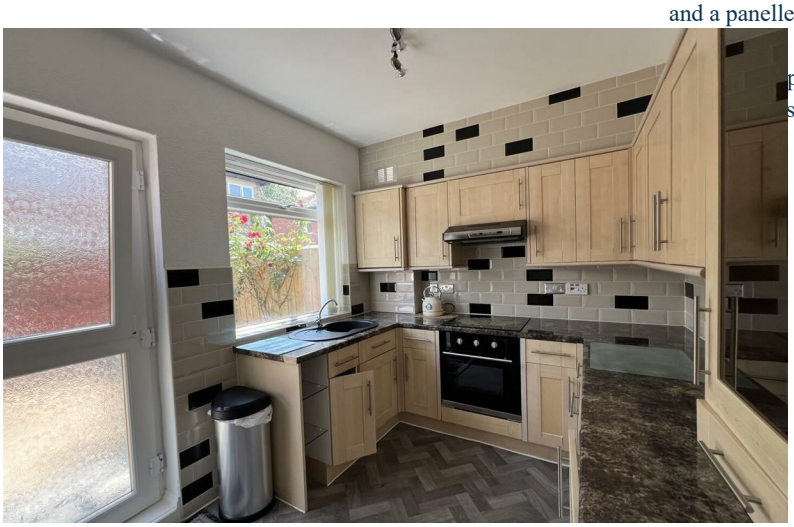
55 LYNTON GARDENS, DARLINGTON, DL1 4PA

Offers In The Region Of £120,000

Offered for sale with no onward chain and presented in ready to move into condition, this attractive two-bedroom semi-detached home is pleasantly situated within the ever-popular Eastbourne area of Darlington, making it an ideal purchase for a range of buyers.

The accommodation briefly comprises a welcoming lounge to the front elevation, whilst to the rear is a well-appointed kitchen/dining room fitted with a range of wall, floor and drawer units, providing ample storage and workspace. A useful ground floor WC completes the ground floor accommodation.

To the first floor are two generous double bedrooms, together with a separate WC and a well-equipped family bathroom featuring both a walk-in shower and a panelled bath.



LOUNGE
15'11 x 14'03 (4.85m x 4.34m)

KITCHEN/DINER
12'11 x 8'5 (3.94m x 2.57m)

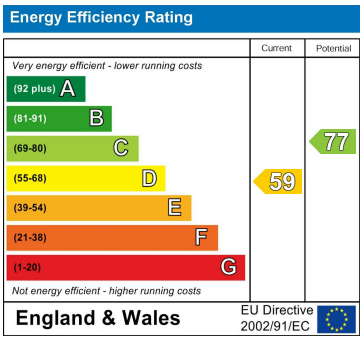
w/c
3'4 x 3'00 (1.02m x 0.91m)

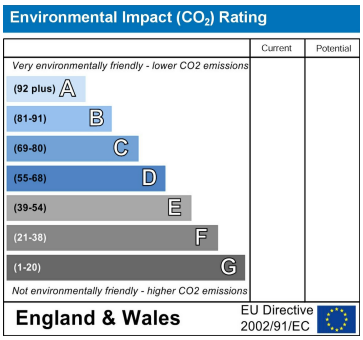
BEDROOM ONE
14'08 x 8'03 (4.47m x 2.51m)

BEDROOM TWO
9'11 x 8'4 (3.02m x 2.54m)

BATHROOM
8'5 x 4'09 (2.57m x 1.45m)

WC
6'10 x 2'10 (2.08m x 0.86m)





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