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ESTATE AGENTS

98 Barmpton Lane, Darlington, DL1 3HF
Offers In The Region Of £198,000



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This appealing semi-detached bungalow on Barmpton Lane is positioned within a sought-after area of Darlington. This delightful property boasts two double bedrms making it the perfect home for a small family or those looking buy their first home or downsize.

As you step inside, you'll be greeted by the spacious open plan lounge and dining area, ideal for entertaining guests or simply relaxing. The high ceilings and bay windows flood the rooms with natural light, creating a warm and inviting atmosphere throughout.

The kitchen is generously sized, offering plenty of space. Both bedrooms are doubles, providing ample room for comfort and relaxation. The white bathroom with an electric shower adds a touch of modern convenience to this classic home.

One of the highlights of this property is the lovely conservatory that runs the length of the property to the rear, offering a peaceful retreat to enjoy the garden regardless of the weather outside. Speaking of the garden, you'll find well-maintained front and rear gardens, perfect for green-fingered individuals or those who simply enjoy outdoor living.

Parking will never be an issue with space for two vehicles, in addition to a garage for added convenience. The mature surroundings of Barmpton Lane add to the appeal of this property, with local amenities, excellent transport links and regular bus services on hand.

The property is warmed by a combi boiler gas central heating system and is fully double glazed.

TENURE: Freehold
COUNCIL TAX: C

RECEPTION HALLWAY

The smart composite entrance door opens into the reception hallway, which has a practical laminate floor and leads to all of the accommodation. There is access to the attic area.

LOUNGE

15'9" x 11'1" (4.82 x 3.40)

The lounge is a welcoming reception room with high ceilings and a walk-in bay window. The attractive feature fireplace is a focal point of the room with the gas fire to cast a cosy glow. There are two alcoves to the chimney breast and the room is open plan to the dining room.

DINING ROOM

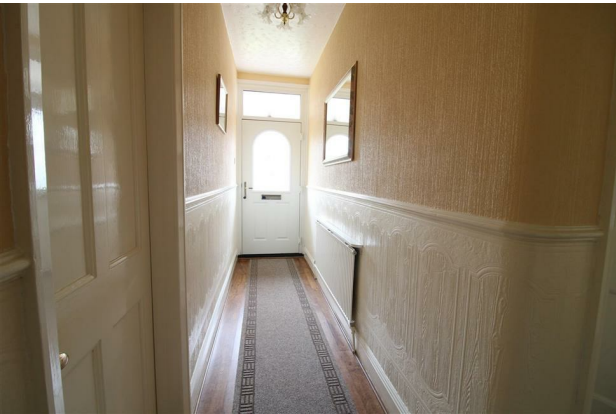
15'0" x 10'11" (4.59 x 3.35)

The dining area can easily accommodate a large family dining table and has sliding doors to the conservatory. The chimney breast is in place in the room allowing for two alcoves.

KITCHEN

13'1" x 9'0" (3.99 x 2.76)

The kitchen is of a good size and comprises of a range of wooden floor, drawer and cabinets with complimenting work surfaces and a stainless steel sink unit. There is a gas oven with hob and grill and plumbing for an automatic washing machine. There is a window to the side and a door leading to the conservatory.



CONSERVATORY

23'1" x 6'7" (7.05 x 2.02)

The conservatory is a great addition to the home, running the length of the rear of the property its a pleasant place to sit and enjoy the garden. Having a laminate floor and a door leading out to the rear.

BEDROOM ONE

13'8" x 10'4" (4.17 x 3.16)

The principal bedroom is a very generous double bedroom with a walk in bay window to the front aspect.

BEDROOM TWO

11'10" x 8'6" (3.61 x 2.60)

A further double bedroom having the advantage of fitted wardrobes and over head storage and there is window to the conservatory.

BATHROOM/WC

Comprising of a white suite with panelled bath and an electric over bath shower. There is a pedestal handbasin and WC. The room has a window to the side.

EXTERNALLY

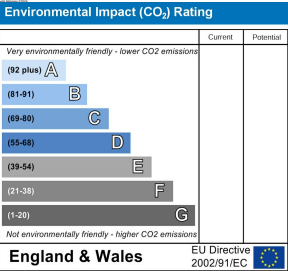
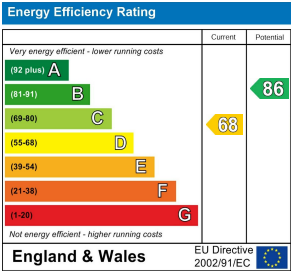
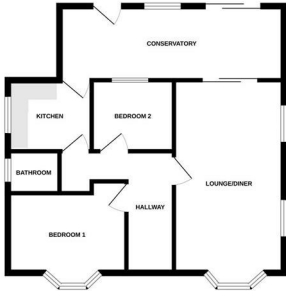
The property sits in well kept gardens to the front and rear. The front being enclosed by a brick built wall and being mostly paved for off street parking. There is a lawned area and established borders.

The garage measures 4.81m x 2.50m and has an up and over door, light and power.

The garden to the rear is enclosed and has small lawned area with paved patio areas. There a several timber outbuildings and storage sheds which offer the potential for a summer house or garden bar. The rear garden attract a great deal sunshine and is very private.



GROUND FLOOR



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

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