



11 LYNTON GARDENS, DARLINGTON, DL1 4PA

Offers In The Region Of £229,950

Lynton Gardens is an exceptional and significantly enhanced three-bedroom semi-detached residence, ideally located in the sought-after Eastbourne area of Darlington. The property enjoys easy access to a wide range of local amenities, making it an ideal home for families and professionals alike.

Immaculately presented throughout, the property has been refurbished to a high standard with careful attention to detail. It is in move-in-ready condition and offers spacious, well-planned accommodation, having been extended to the rear.

The ground floor comprises two generous reception rooms: a welcoming lounge to the front and an extended dining room to the rear, perfect for family living and entertaining. The recently refitted kitchen has also been extended, providing a bright and functional space with ample room for dining or casual seating.



LOUNGE

14'01 x 13'11 (4.29m x 4.24m)

DINING ROOM

20'11 x 11'04 (6.38m x 3.45m)

KITCHEN

16'06 x 9'06 (5.03m x 2.90m)

BEDROOM ONE

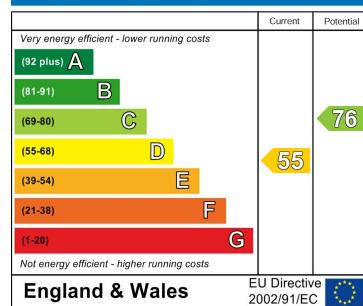
13'07 x 11'08 (4.14m x 3.56m)

BEDROOM TWO

12'4 x 10'11 (3.76m x 3.33m)

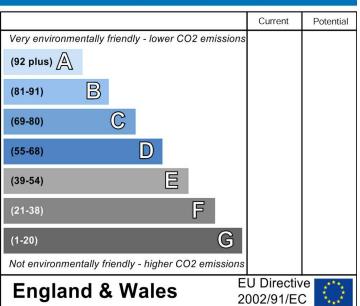
BEDROOM THREE

8'2 x 7'03 (2.49m x 2.21m)

Energy Efficiency Rating

England & Wales

EU Directive 2002/91/EC

**Environmental Impact (CO₂) Rating**

England & Wales

EU Directive 2002/91/EC



GROUND FLOOR

1ST FLOOR

**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.

