



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	76
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other features are approximate and no responsibility is taken for any error, omission or misstatement. They are for guidance only and should not be relied upon for any purpose. The services, systems and appliances shown have not been tested and no guarantee is made regarding their condition or efficiency. See the agent.

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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 Corley, 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.

