



## **141 NEWTON LANE, DARLINGTON, DL2 2RX**

### **Offers In The Region Of £200,000**

Situated on a modern development and built to exacting standards we have pleasure in offering for sale a spacious **THREE BEDROOMED DETACHED** residence. Boasting neutral decor and having a quality finish through with the remainder of NHBC guarantee in place.

Situated in the West Park area of Darlington, the property is in ready to move into order, and ideally placed for access to the local shops and supermarkets of the area, the local schools are on hand along with a well regarded pub/restaurant. There are excellent transport links into the Cockerton area and Darlington town centre and out towards the A1M both North & South, and the A66.





A brief summary of the accommodation is as follows. Reception hallway, lounge with bi folding doors to the rear garden, handy ground floor cloaks/wc and spacious kitchen/diner. To the first floor there are three good sized bedrooms with the master bedroom having ensuite facilities.

Externally the garden to the front is open plan with a drive way for off street parking. The rear garden is enclosed by fencing with a lawn and paved patio seating area.

\*\*\* VENDOR IS HAPPY TO REPLACE ALL CARPETS IN THE HOME FOR A NEW BUYER \*\*

TENURE: FREEHOLD  
COUNCIL TAX: C

RECEPTION HALLWAY

The entrance door opens into the reception hallway which has access to the ground floor cloaks/wc, kitchen/diner and the Lounge. The staircase leads to the first floor.

CLOAKS/WC

With low level wc, and pedestal hand basin.

LOUNGE

15'0 x 10'8 (4.57m x 3.25m )

A spacious reception room, light and bright with a Upvc double glazed window to the front, radiator and bi-folding doors to the side.

KITCHEN/DINER

15 x 8'2 (4.57m x 2.49m)

Fitted with an ample range of blue wall , floor and drawer cabinets with complimentary work surfaces and textured sink unit. The integrated appliances include a electric oven and gas hob with stainless steel extractor fan. Having UPVC double glazed windows to the side and front. The room can easily accommodate a dining table.

FIRST FLOOR LANDING

Leading to all three bedrooms and bathroom/wc.

BEDROOM ONE

10'8 x 9'3 (3.25m x 2.82m)

Upvc double glazed window to the side, radiator and built in wardrobes benefitting from ensuite facilities.

ENSUITE

Upvc double glazed window to the side, fitted with a suite comprising shower cubicle, low level wc, wash hand basin.

BEDROOM TWO

12'3 x 6'2 (3.73m x 1.88m)

A good sized room, having a Upvc double glazed window to the side.

BEDROOM THREE

8'8 x 8'6 (2.64m x 2.59m)

A sizeable single room having a Upvc double glazed window to the side.

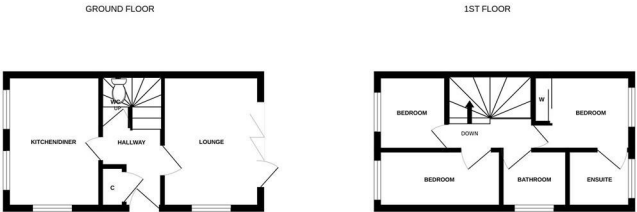
BATHROOM/WC

Fitted with a white suite to include panelled bath , pedestal hand basin and low level WC.

EXTERNALLY

To the front of the property there is off street parking and a lawned garden to the side.

To the rear of the property , the garden is mainly laid to lawn with paved patio seating area.



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as such to any prospective purchaser. The services, systems and appliances shown here are shown as such and no guarantee as to their operability or efficiency can be given. Made with Metreapp 10/2024

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		100	(92 plus) A		
(81-91) B	81		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.

