



Lakeside, Darlington, DL1 5TH
3 Bed - House
O.I.R.O £300,000

Council Tax Band: D
EPC Rating: E
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Lakeside, DL1 5TH

Perfect for families, this beautifully extended detached home is situated in a prime location with stunning parkland views. Nestled on a generous, mature plot, the property boasts beautifully tended gardens front and rear, two driveways and garage.

The property has a welcoming entrance porch and hallway with tradition look flooring, and panelling to the stairway.

Spacious, dual aspect lounge/diner featuring a stylish fireplace fitted with a multi fuel stove.

Recently updated 19 ft. kitchen/breakfast room fitted with a comprehensive range of shaker style base and wall units with tiled splashbacks, built in double oven and ceramic hob along with space for a large family sized dining table.

A good sized landing easily doubles as a study area whilst three large, bright and airy double bedrooms offer plenty of space for a growing family, all serviced by a recently updated Shower room, with large walk-in shower featuring plumbed shower and modern fixtures and fittings.

The Mature, and beautifully maintained gardens to the front and rear have well thought out mature borders and lovely patios for dining al fresco or enjoying the tranquil space that has been created.

Two driveways and attached garage proved ample parking and storage.

Lakeside sits in a quiet area and offers beautiful parkland views. Conveniently located around a mile from Darlington Town Centre the property enjoys easy access to a variety of shopping, recreational facilities, and reputable schools for all age groups.

Transport Links:

Rail: Darlington Railway Station provides excellent connections to major cities, including London, Newcastle, and Leeds.

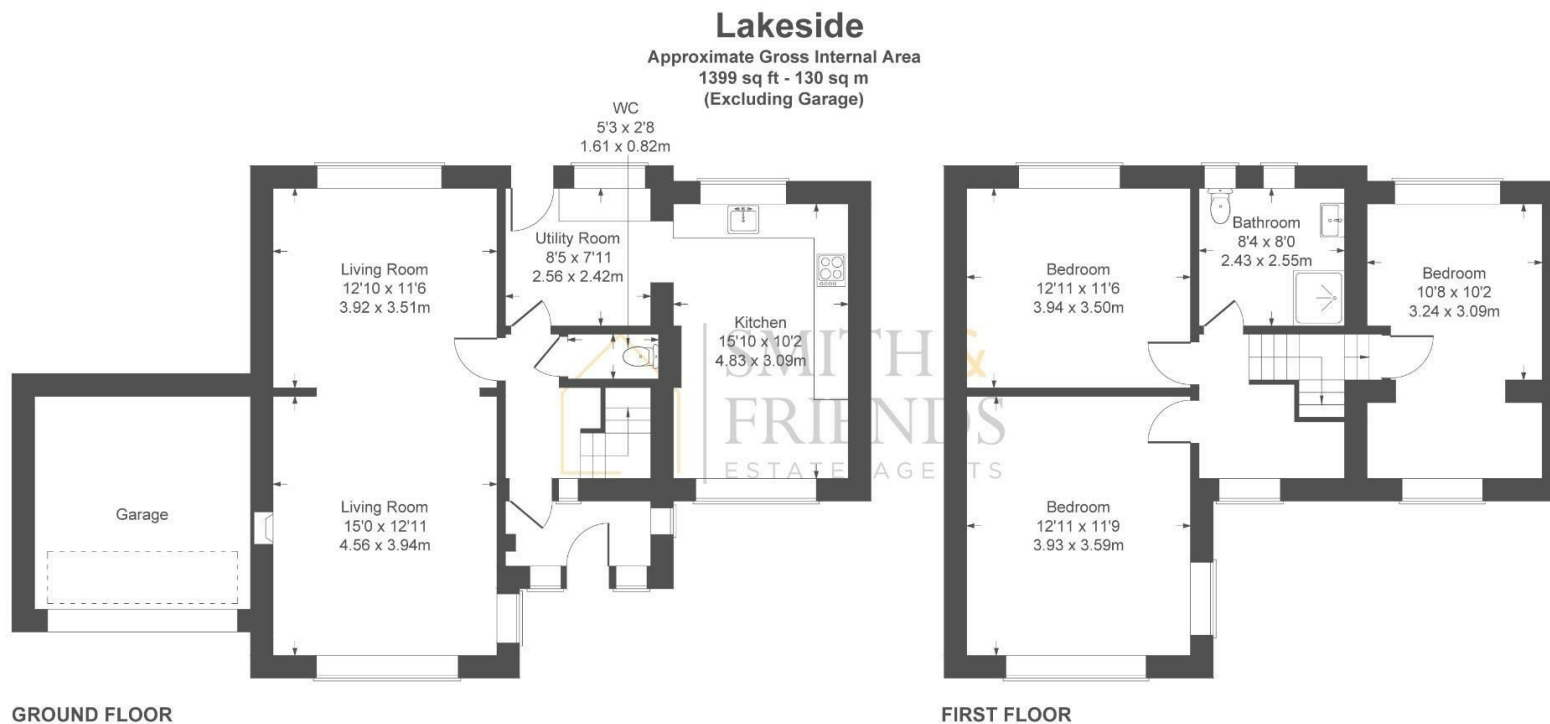
Bus: Regular bus services link Darlington to nearby towns and cities such as Durham and Middlesbrough.

Air: Teesside International Airport is just a short drive away, offering flights to various UK and European destinations.

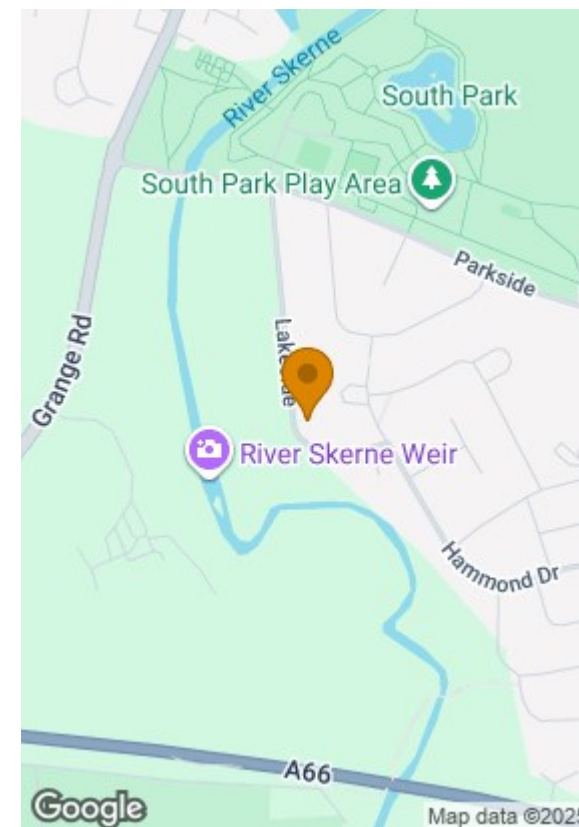








Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

7 Duke Street, Darlington, Co. Durham, DL3 7RX

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS