



**** POPULAR HARROWGATE HILL AREA ****
**** ENCLOSED REAR GARDEN ** ** CLOSE TO LOCAL AMENITIES ** ** NO ONWARD CHAIN ****
**** GOOD TRANSPORT LINKS TO A1(M) and A66 ****

We anticipate high demand for this deceptively large three bedroom property. The property does require some modernisation however, benefits from uPVC double glazing. It would ideally suit a first time buyer, family or even as an investment opportunity.

GROUND FLOOR

Entrance hall leading to the kitchen, lounge and door accessing the integrated garage. There is a well proportioned kitchen to the front aspect with a range of units and space for a fridge freezer, cooker and washing machine. The generous sized lounge to the rear features an open fire and surround and benefits from having large patio doors accessing the garden.

FIRST FLOOR

Spacious landing area with loft access, three well proportioned double bedrooms and a bathroom comprising of a bath, separate shower cubicle and wash hand basin. There is a separate w.c.

EXTERNALLY

A small hedged front garden with parking space leading to the garage which has an up and over door and a rear door leading to the garden. The enclosed rear garden is lawned with borders and a raised decking area.

Lynne Close, Darlington, DL3 0AQ
3 Bed - House - Terraced
Offers In The Region Of £125,000

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ENTRANCE HALL

LOUNGE
16'9x11'9 (5.11mx3.58m)

KITCHEN/DINER
12'3x11'7 (3.73mx3.53m)

FIRST FLOOR LANDING

BEDROOM
13'9x12' (4.19mx3.66m)

BEDROOM
12'1x12' (3.68mx3.66m)

BEDROOM
12'7x10'6 (3.84mx3.20m)

BATHROOM
11'4x5'4 (3.45mx1.63m)

SEPARATE W.C.

FRONT EXTERNAL

REAR GARDEN



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

OUR SERVICES

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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lynne Close

Approximate Gross Internal Area
1204 sq ft - 112 sq m



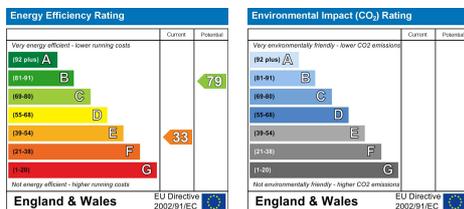
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



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