



**\*\* POPULAR DEVELOPMENT \*\* \*\* SEMI DETACHED TOWN HOUSE \*\***  
**\*\* KITCHEN/DINER \*\* \*\* MASTER WITH ENSUITE SHOWER ROOM \*\***  
**\*\* LOVELY POSITION OVERLOOKING A GREEN \*\***

Fabulous opportunity to acquire this well appointed and well thought out three bedroom semi detached property set over three floors on this ever popular development which lies within walking distance of South Park where one can walk and enjoy scenic beauty. It lies within easy reach of the town centre, train station and transport links to the A1(M) and A66.

Considerable thought has gone into the layout to use the space in the best possible way with a kitchen/diner to the rear of the ground floor overlooking the garden and a fabulous Master bedroom to the top floor with en-suite.

Council tax band: B and EPC rating: C

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**Paddock Lane, Darlington, DL2 2BU**

**3 Bedroom - House - Townhouse**

**Offers In The Region Of £147,500**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: B**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

## Paddock Lane, Darlington, DL2 2BU

The home enjoys an excellent plot overlooking a green to the front and a good sized rear garden to the rear perfect for those warmer months. There is a driveway and garage for secure parking or storage.

In our opinion, the home will certainly appeal to a variety of buyers including a first time buyer or growing family with viewings strongly recommended.

### GROUND FLOOR

Entrance hall, cloak/W.C, lounge, well appointed kitchen/diner ideal for entertaining, ample space for a table and chairs and a fitted kitchen providing a good range of units

### FIRST FLOOR

Two good size bedrooms and the family bathroom with three-piece white suite comprise panelled bath, wash hand basin and W/C.

### SECOND FLOOR

Excellent master bedroom can be found to the top floor with windows to both the front and side elevations allowing natural light, built-in wardrobe and en-suite shower room comprises shower cubicle, wash hand basin, W/C and velux window.

### EXTERNALLY

Open lawn garden to the front with hard surface driveway for parking leading to the garage with open up and over door. There is pedestrian side access to the rear garden which is laid to lawn, with a paved patio area, outside water tap and useful lean-to garden shed.

### ENTRANCE HALL

### GROUND FLOOR W/C

### LOUNGE

13'8" x 10'2" (4.19 x 3.10)

### KITCHEN/DINER

13'3" x 10'0" (4.06 x 3.05)

### FIRST FLOOR

### BEDROOM

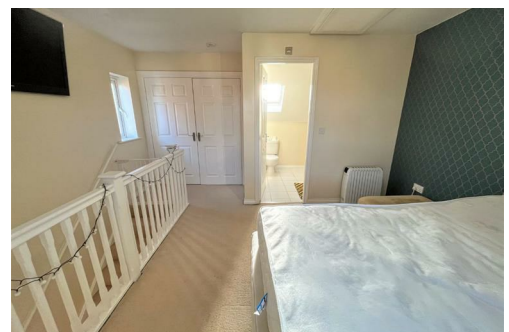
10'5" x 8'3" (3.18 x 2.54)

### BEDROOM

8'9" x 6'5" (2.67 x 1.98)

### BATHROOM/W.C

### SECOND FLOOR



## Paddock Lane, Darlington, DL2 2BU

### MASTER BEDROOM

13'3" x 13'1" (4.06 x 4.01)

### EN-SUITE SHOWER ROOM

### FRONT ELEVATION

### REAR GARDEN

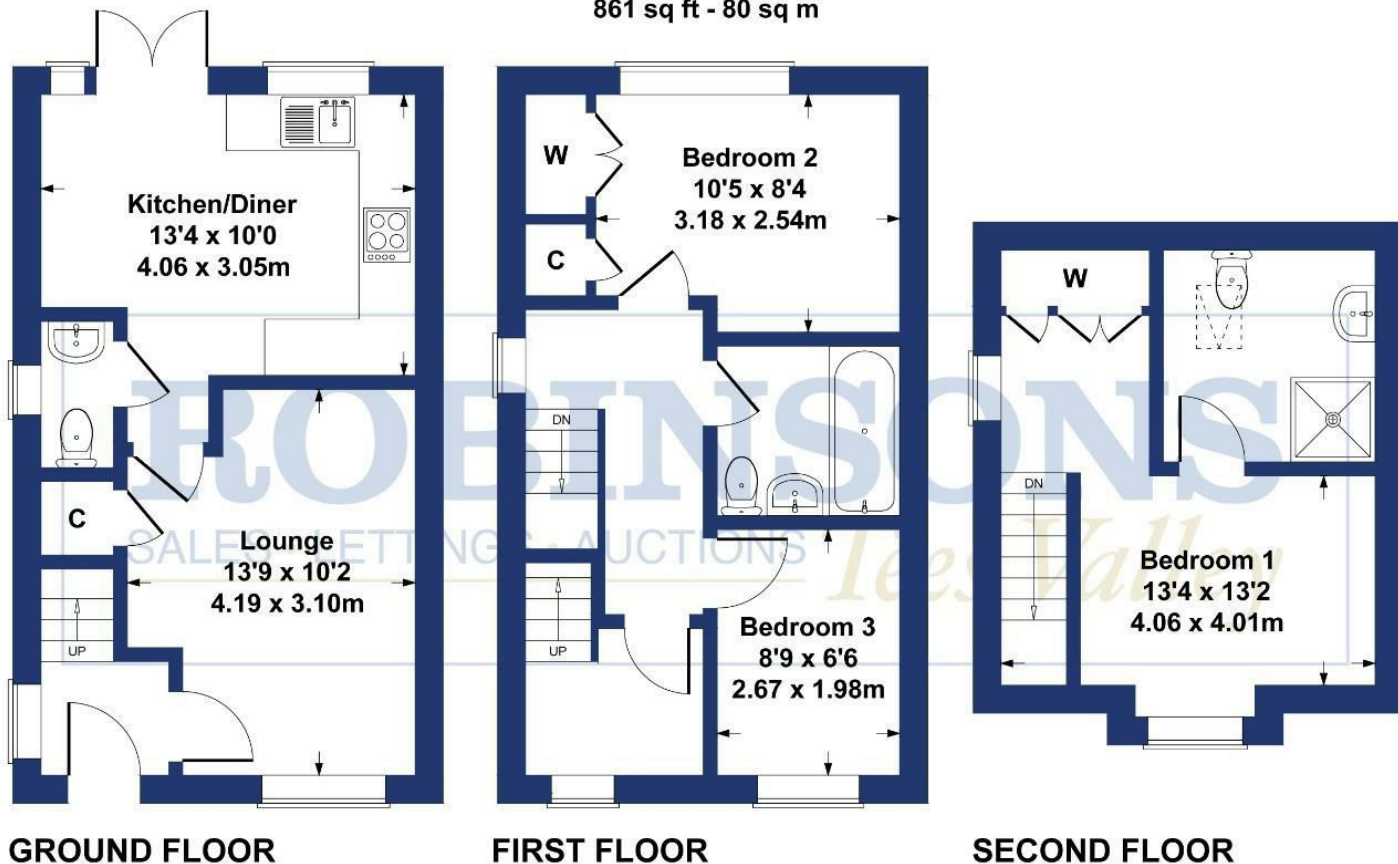


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there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

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# Paddock Lane

Approximate Gross Internal Area  
861 sq ft - 80 sq m



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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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