



## **34 The Lanes, Darlington Offers In The Region Of £140,000**

Occupying an extremely pleasing position on a modern residential development within the highly desirable Pastures area of Darlington, a fantastic opportunity has arisen to acquire this truly magnificent family residence. Originally constructed by Miller Homes, this semi detached house provides well proportioned living accommodation throughout. The Lanes is conveniently located within walking distance of South Park and it is within easy reach of

Darlington Town centre, where you will find an abundance of local amenities including shops, restaurants, cafes, bars and leisure facilities. It is also a short drive away from the A66 trunk road and the A1M offering fantastic commuter links. Immaculately presented throughout and in brief comprising of a most welcoming entrance hallway, a cloakroom, a beautifully appointed lounge, a most modern and contemporary kitchen / dining room, a double bedroom with an en suite shower room, two further bedrooms and a family bathroom. Externally to the front of the property there is a driveway providing off road car parking, a garden which is laid to lawn and a single garage. To the rear of the property there is a garden which is laid to lawn and a patio area which is ideal for outdoor entertaining. We recommend viewings at the earliest opportunity to avoid disappointment.



# 34 The Lanes, Darlington

## General Remarks

A superb opportunity has arisen to acquire a three bedroomed semi detached residence situated on The Lanes in Darlington.

Gas fired central heating

UPVC double glazed windows throughout

Council Tax band B

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

The Lanes is conveniently located within walking distance of Darlington's South Park and it is within easy reach of Darlington Town centre, where you will find an abundance of local amenities including shops, restaurants, cafes, bars and leisure facilities.

## Entrance Hallway

The property is entered through a UPVC double glazed door leading into a welcoming entrance hall way. The hallway is warmed by a central heating radiator and is tastefully decorated in neutral tones.

## Living Room

13'10" x 10'0"

The beautifully appointed living room is warmed by a central heating radiator, is tastefully decorated in neutral tones, incorporating a stylish feature wall and benefits from a UPVC double glazed window overlooking the front of the property.

## Kitchen / Dining Room

10'0" x 13'6"

The kitchen is fitted with a comprehensive range of contemporary wall, floor and drawer units with contrasting black worktops incorporating a stainless steel sink and drainer. The kitchen is warmed by a central heating radiator and benefits from an integrated electric oven with a gas hob and overhead extractor hood and plumbing for an automatic washing machine. There is ample room for a dining table and chairs. French Doors lead to the rear garden.

## Cloakroom

The cloakroom is fitted with a modern suite comprising of a wash hand basin and a low level WC.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

8'6" x 13'6"

A double bedroom warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window overlooking the rear garden.

## Bedroom Two

8'10" x 6'7"

A further bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the front of the property.

## Bathroom

The family bathroom is fitted with a modern suite comprising of a low level WC, a wash hand basin and a bath with an over head electric shower.

## Second Floor

A further staircase leads to the second floor.

## Master Bedroom

16'8" x 13'6"

The master bedroom is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a UPVC double glazed window and an adjoining en suite shower room.

## En Suite Shower Room

The en suite shower room is fitted with a suite comprising of a wash hand basin, low level WC and a shower cubicle with an electric shower.

## Externally

Externally to the front of the property there is a driveway providing off road car parking, a single garage a garden which is laid to lawn. To the rear of the property there is an immaculately presented garden which is laid to lawn and a decked patio area which is ideal for outdoor entertaining.

