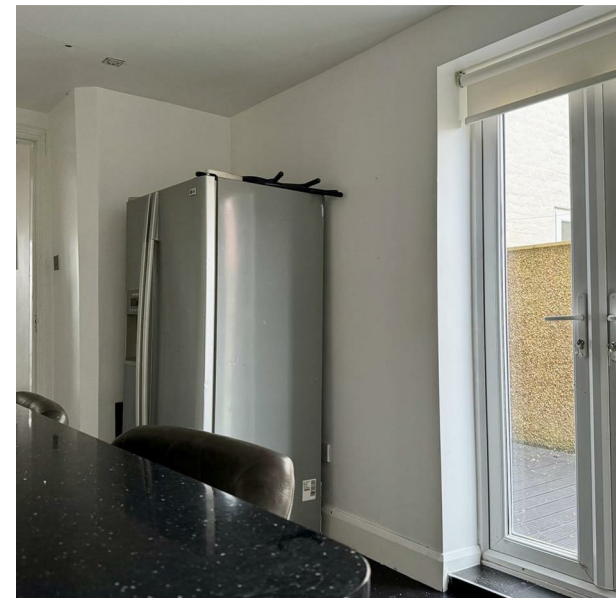


Park Lane, Darlington, DL1 5AG
Offers in excess of £130,000

estates⁴
'The Art of Property'



Park Lane, Darlington, DL1 5AG

Offers in excess of £130,000

Council Tax Band: A

A generous double bay, mid terrace property on Park Lane, Darlington. This charming house is in need of some updating which has been reflected within the asking price, presenting an excellent opportunity for both families and investors alike. Boasting three well-proportioned bedrooms, this spacious family home is designed for comfortable living. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The loft has been thoughtfully improved, providing additional storage space to meet your needs. Recent upgrades include a renewed roof, and a modern ‘Combi’ boiler (fitted 2023), providing gas central heating and domestic hot water. Double glazing throughout and the home is brought to the market with no onward chain. Both kitchen and bathroom are in good order with viewings strongly recommended at your earliest convenience.

Located within walking distance to Darlington train station and the vibrant town centre, residents will enjoy easy access to a variety of shops, restaurants, and amenities. The lovely South Park, with its picturesque landscapes and recreational facilities, is also just a short stroll away, making it an ideal spot for family outings.

The property boasts a good-sized rear yard, complete with decking and artificial lawn, offering a low-maintenance outdoor space for relaxation. Additionally, there is a forecourt to the front, enhancing the property's curb appeal.

Ground floor
Entrance hallway via a double glazed composite front door and open spindle balustrade leading to the first floor. Two excellent size reception rooms, the lounge to the front with a bay window flooding the room with natural light and a separate dining room ideal for entertaining. Fabulous size kitchen/breakfast room to the rear of the ground floor providing an excellent range of modern units, laminate works surfaces, breakfast bar, stainless steel sink unit with mixer tap, gas hob, chrome extractor, single oven and plumbing for a washing machine. There is a useful understairs storage cupboard, tile flooring, and French doors to the rear yard.

First floor
Landing with access to the loft. Three good size bedrooms and a bathroom with white suite.

Second floor
Improved attic with double glazed Velux window and eaves storage.

Externally
Pleasant forecourt to front and enclosed yard to rear which benefits from a useful outside store. The yard area has been decked along with artificial lawn for low maintenance.

Please note:
Council tax Band - A
Tenure - Freehold
EPC Rating: D
Total sq ft to be considered guide only.

Estates 'The Art of Property'
Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Disclaimer:
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

Principal elevation

Entrance hallway

Lounge
10'3" x 11'9" (3.14 x 3.60)

Dining room
10'3" x 12'11" (3.14 x 3.96)

Kitchen/breakfast room

First floor landing

Principal bedroom
16'8" (into wardrobes) x 11'11" (5.09 (into wardrobes) x 3.65)

Second bedroom
10'5" x 13'0" (3.18 x 3.98)

Third bedroom
9'3" x 10'11" (2.82 x 3.35)

Bathroom
8'7" x 5'10" (2.64 x 1.80)

Attic
17'2" (max) x 12'4" (max) (5.25 (max) x 3.78 (max))

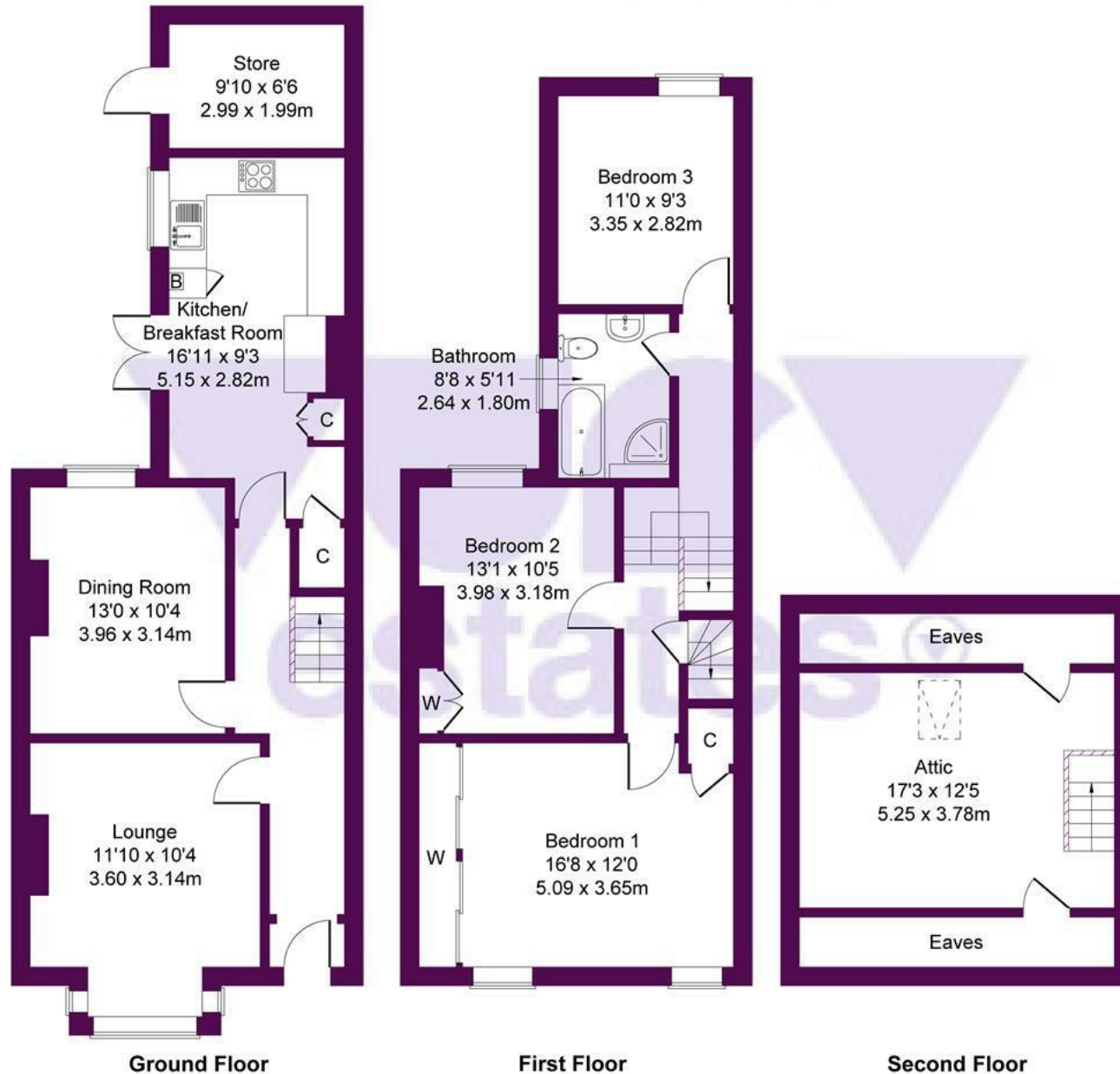
Rear yard

Outside store
9'9" x 6'6" (2.99 x 1.99)



Park Lane

Approximate Gross Internal Area: (1475 sq ft - 137 sq m.)



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



estates^{LT}
'The Art of Property'

65 Duke Street
Darlington
County Durham
DL3 7SD
01325 804850
sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC