

Lyonette Road, Darlington, DL1 2AT
Offers in excess of £170,000



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Council Tax Band: A

Located in the sought-after Whinfield area of Darlington, this sizeable three/four bedroom semi-detached property on Lyonette Road presents an excellent opportunity for families seeking comfortable and well-appointed accommodation. This home is ideal for those needing extra space featuring three generously sized bedrooms to the first floor, while the ground floor offers the flexibility of a potential fourth bedroom, playroom or home office.

The heart of the home is undoubtedly the stunning refitted dining kitchen, which is both modern and contemporary, seamlessly flowing to a bright conservatory that invites natural light and offers a lovely view of the large West-facing rear garden, an ideal setting for outdoor activities and relaxation. Also featuring solar panels, a block paved driveway for two vehicles, uPVC double glazing, gas central heating, and useful utility/store room, ground floor WC.

The modern bathroom has been thoughtfully improved, and the lounge is both inviting and cosy, adding to the overall appeal of this beautifully presented property.

Conveniently located close to local shops, amenities, and schools, this home also offers excellent transport links to the A1(M) & A66 making it a practical choice for commuters. The combination of spacious accommodation, a large garden, and a prime location makes this property a must-see for anyone looking to settle in a vibrant community.

In brief the accommodation consists of:

Ground floor
Entrance hallway, lounge with attractive fireplace

with gas fire, optional ground floor bedroom/office, dining kitchen with range cooker, conservatory, rear lobby, utility, store rooms and WC.

First floor
Landing with hatch allowing loft access, stunning refitted bathroom, and three well-dressed good size bedrooms.

Externally
Driveway for two vehicles to the front. Pedestrian access from the side and rear to the good sized West-facing garden, providing an excellent place to relax during those warmer months.

Please note:
Council tax Band - A
Tenure - Freehold
Total sq ft to be considered guide only.
Some measurements will be the maximum length/width of a room.

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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.

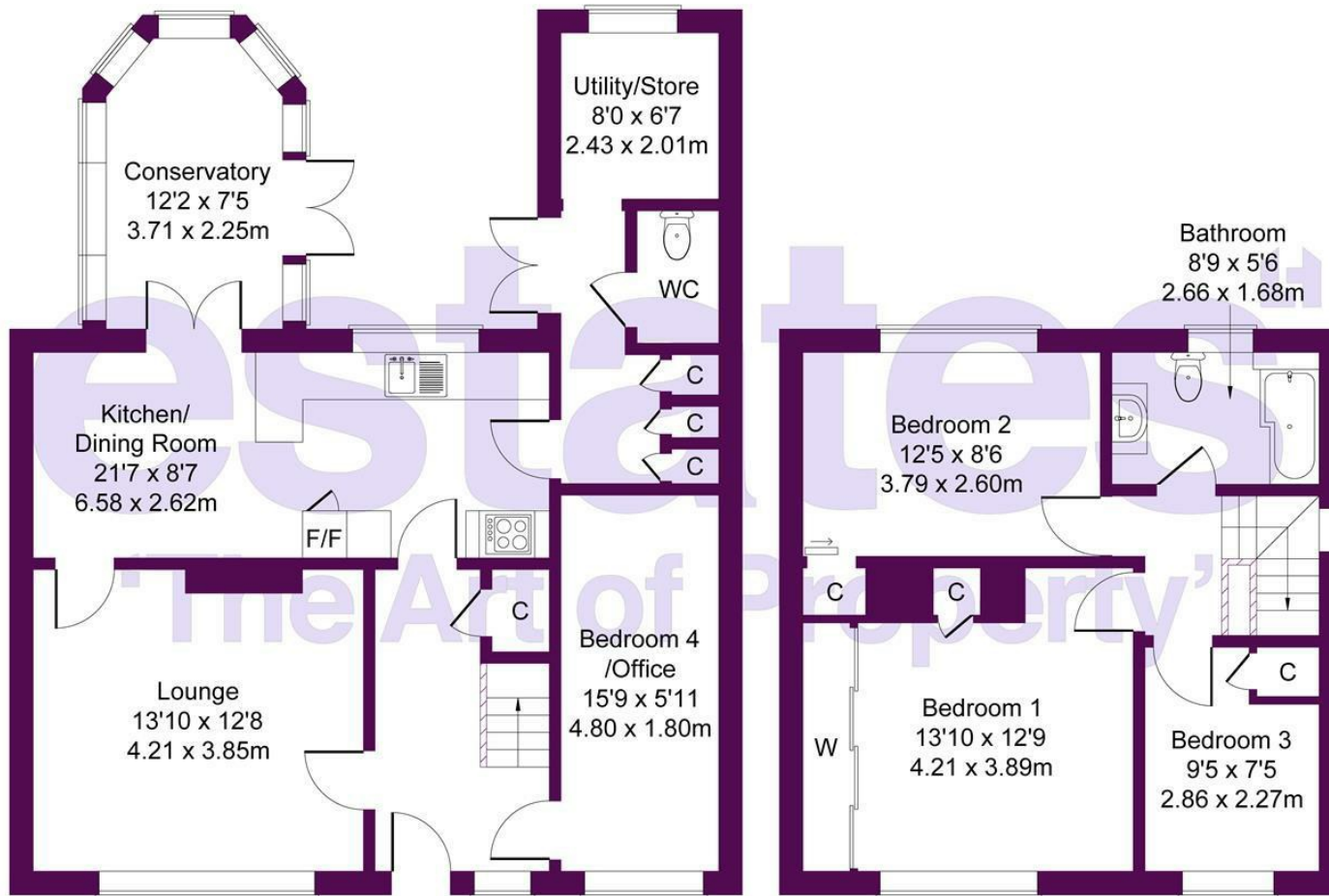


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Approximate Gross Internal Area: (1270sq ft - 118sq m.)

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Ground Floor

First Floor

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	82
(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	