

FOR SALE



Lowther Drive, Darlington

4 Bedrooms, 2 Bathroom, Town House

Asking Price Of £185,000



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- Four Bedrooms
- Versatile Living Spaces
- Large Dining Kitchen
- Two Bathrooms
- W/C

FULL DESCRIPTION Martin and Co are delighted to welcome to the market this well presented FOUR bedroom home, situated in the popular Eastbourne area of Darlington, the property is ideally located to local amenities, shops, schools and is within easy access to the A1 and A66.

The property offers versatile living throughout and briefly comprises of an entrance porch, w/c, large dining kitchen and an extra converted living area to the ground floor, whilst the upper living areas benefit room a living room, four bedrooms and two bathrooms. This property would be ideal for growing families and people looking for flexible living spaces.

INTERNALLY

ENTRANCE HALL 14' 5" x 3' 0" (4.41m x 0.92m)

Composite entrance door, central heating radiator, tiled flooring and stairs leading to the first floor.

W/C 6' 11" x 2' 11" (2.12m x 0.90m) Part tiled. White low level WC with push button flush and central heating radiator.

KITCHEN 9' 11" x 14' 9" (3.04m x 4.50m) To rear aspect. Range of wall, base and drawer units with white wood effect fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric oven, extractor hood, integrated fridge freezer, space for washing machine, tiled flooring, central heating radiator, large under stair cupboard, door leading to converted garage room, uPVC window and French doors leading to garden.

CONVERTED LIVING AREA To front aspect.

Converted area of the garage features Carpet flooring and lighting.

FIRST FLOOR





LANDING 9' 8" x 3' 1" (2.95m x 0.94m) Carpet flooring, storage cupboard and doors leading to Living area, Bedroom and Bathroom.

BEDROOM 8' 11" x 14' 10" (2.73m x 4.53m) To front aspect. Carpet flooring, central heating radiator and uPVC window and French Doors opening to a Juliet Balcony.

LIVING ROOM 11' 2" x 14' 9" (3.41m x 4.52m) To rear aspect. Carpet flooring, central heating radiator and 2 x uPVC bay windows.

BATHROOM 6' 9" x 8' 0" (2.08m x 2.44m) Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath, extractor, tiled flooring, central heating radiator and doors leading to bedroom and landing.

SECOND FLOOR 6' 8" x 3' 2" (2.04m x 0.99m) With loft access hatch to loft space.

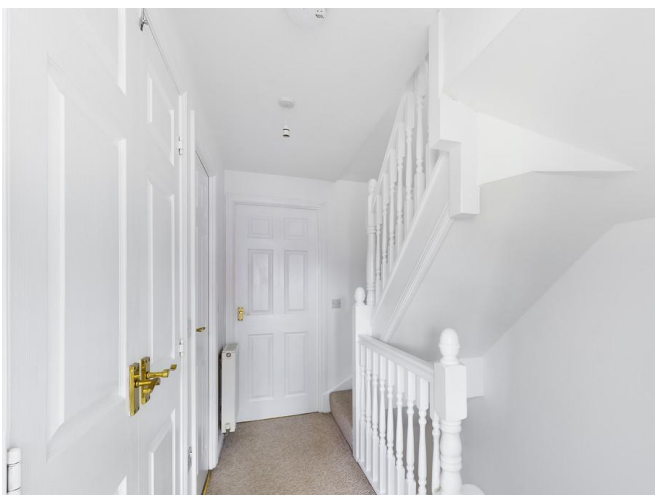
BEDROOM 9' 11" x 12' 7" (3.04m x 3.86m) To front aspect. Fitted wardrobes, central heating radiator and uPVC window. Door leading to Jack and Jill bathroom.

BEDROOM 10' 3" x 8' 0" (3.13 m x 2.45m) To rear aspect. Central heating radiator, carpet flooring, door leading to Jack and Jill ensuite and uPVC window.

BEDROOM 10' 2" x 6' 6" (3.12m x 1.99m) To rear aspect. Central heating radiator, carpet flooring and uPVC window.

ENSUITE 6' 7" x 5' 5" (2.03m x 1.66m) Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, walk-in shower enclosure featuring mains powered shower, vinyl flooring, central heating radiator and doors leading to bedrooms.

EXTERNALLY



DRIVEWAY Driveway with Ample Parking.

GARAGE 6' 0" x 8' 1" (1.85m x 2.48m) With up and over door and light.

GARDEN The fence enclosed rear garden is mainly laid to lawn with a paved patio and a variety of shrubs,.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.