



NO ONWARD CHAIN *GARAGE TO REAR* *THREE BEDROOMS*

Brought to the market with NO ONWARD CHAIN is this competitively priced three bedroom mid terrace property that is ideally positioned providing transport links to the A66 and A1(M), walking distance to Darlington town centre, railway station and also lies within close proximity of local shops, amenities and schooling.

The home benefits from gas central heating, uPVC double glazing, GARAGE to the rear and modern kitchen/diner. In our opinion this home will appeal to a variety of buyers including first time buyers, growing families or as an investment opportunity with early viewings recommended to avoid disappointment.

In brief the accommodation comprises of; entrance hallway with stairs to the first floor, principal reception room situated to the front with feature fireplace, under stairs storage cupboard and bow window, flooding the room with natural light. The kitchen/diner is fitted with a modern range of base and wall units, contemporary sink unit, integrated microwave, electric oven, gas hob, overhead extractor, useful breakfast bar and door leading to the rear yard.

The bathroom is well equipped with white suite including panelled bath with hand held shower, separate shower, wash hand basin and w.c.

Ascending to the first floor the landing leads to three good sized bedrooms, the master of particular size with fitted wardrobes and storage cupboard, the second bedroom with fitted stairs leading to the attic space which has been boarded and has a Velux window to the rear aspect.

Hundens Lane, Darlington, DL1 1JL
3 Bed - House - Mid Link Terrace
Offers In The Region Of £75,000

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Externally there is an enclosed forecourt to the front which is mainly laid to lawn and to the rear there is an enclosed yard and garage benefiting from lighting and power.

ENTRANCE HALLWAY

LOUNGE

14'6x13'3 (4.42mx4.04m)



KITCHEN/DINER

17'8x9' (5.38mx2.74m)

GROUND FLOOR BATHROOM/W.C.

FIRST FLOOR LANDING

BEDROOM

14'7x10'2 (4.45mx3.10m)



BEDROOM

11'8x9'4 (3.56mx2.84m)

BEDROOM

8'1x8'1 (2.46mx2.46m)

ATTIC ROOM

EXTERNAL



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC