



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

ROBINSONS
 SALES • LETTINGS • AUCTIONS • SURVEYS

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



7 Duke Street, Darlington, Durham, DL3 7RX

T: 01325 484440

E: info@robinsonsdarlington.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
	62	78		78	
<small>Not energy efficient - higher running costs</small> England & Wales <small>EU Directive 2002/91/EC</small>			<small>Not environmentally friendly - higher CO₂ emissions</small> England & Wales <small>EU Directive 2002/91/EC</small>		