



Lambton Drive, DL14 6LF  
3 Bed - House - Semi-Detached  
£179,950

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Offered to the market in the popular location of Lambton Drive, is this immaculate three bedroom semi-detached family home. The property has undergone a complete refurbishment, including a stunning new kitchen/utility of exceptional quality and design, a complete electrical rewire, with new radiators, and high quality floor coverings throughout. The property also benefits from gas central heating, UPVC double glazing, a garage and a driveway for off-street parking, and pleasant front and rear lawns. Only a stones throw away is excellent schooling, a range of shops and amenities, and transport links giving access to surrounding towns such as Darlington and Durham. A viewing comes highly recommended to avoid disappointment as early interest is expected.

In brief the property comprises; entrance hallway, lounge with large window to the front elevation providing lots of natural light to pour in, kitchen with dining area and a utility room. To the first floor there are three bedrooms and a large family bathroom. Externally to the front is a lawn garden, driveway and single garage. There is side access leading to the rear garden where there is a lawn and patio area, ideal for entertaining guests.

## GROUND FLOOR

### Entrance Hallway

Radiator, new floor covering, stairs to the first floor, and an alarm.

### Lounge

14'4 x 14'8 (4.37m x 4.47m)

Two radiators, open flame gas fire and surround, UPVC window and new floor covering.

### Kitchen/Diner

21'3 x 11'6 (6.48m x 3.51m)

Magnet fitted wall and base units with integrated appliances; fridge freezer, oven, induction hob, extractor fan and dishwasher. There is a radiator, spotlights, storage cupboard, stylish worktops, UPVC window, sliding UPVC doors and a Schock sink with mixer taps.

### Utility Room

7'9 x 7'2 (2.36m x 2.18m)

Fitted base units with plumbing for a washing machine and drier, radiator, UPVC window and access to the rear and garage.

## FIRST FLOOR

### Landing

UPVC window and new floor covering.

### Bedroom One

13'0 x 11'0 (3.96m x 3.35m)

UPVC window, radiator and new floor covering.

### Bedroom Two

12'9 x 11'9 (3.89m x 3.35m)

UPVC window, radiator and new floor covering.

### Bedroom Three

7'9 x 7'9 (2.36m x 2.36m)

UPVC window, radiator and new floor covering.

### Bathroom

7'9 x 7'7 (2.36m x 2.31m)

Stunning four piece suite with larger than average white panel bath and shower over, separate double shower cubicle, WC, wash hand basin, extractor fan, spotlights, UPVC window, chrome towel rail, loft access and tiled to the floor and walls.

### External

To the front elevation is a well maintained garden, driveway and single garage. There is side access to the rear garden which has a lawn and patio area.

### Tenure TBC



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**Lambton Drive**  
Approximate Gross Internal Area  
1237 sq ft - 115 sq m



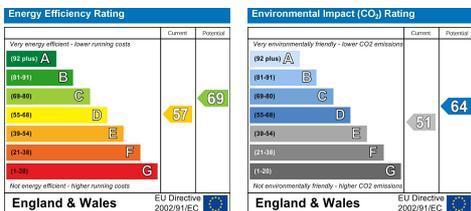
**GROUND FLOOR**

**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020



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