



**Baldwin Lane**

Darlington DL1 1QA

**Reduced To £170,000**







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# Baldwin Lane

## Darlington DL1 1QA



- Three Bedroom Property
- Off Street Parking
- Epc Rating B
- Shared Ownership
- Close to Amenities
- Gardens to Rear
- Council Tax Band B

Three bedroom, family home with off street parking and rear garden. The property offers versatile living and is perfect for families or those who require lots of space.

There are two reception rooms to the ground-floor along with a useful w.c. Three spacious bedrooms to the first floor and a well appointed bathroom. There is a bright and airy feel to this property. The rear garden is accessed via the French doors in the Kitchen/Breakfast room.

Off street parking for two vehicles and a short distance to Darlington town centre and all it's amenities.

### Entrance Hallway

Composite door to front, staircase to first floor landing and radiator.

### Lounge

15'10 x 12'1 (4.83m x 3.68m)  
Upvc double glazed window to front and radiator.

### Kitchen/Breakfast Room

15'10 x 11'11 (4.83m x 3.63m)  
Fitted with wall, base and drawer units with contrasting worktops, stainless steel sink with mixer tap, four ring gas hob with extractor over and oven. Space for fridge freezer and washing machine. The Breakfast room area has ample space for a table and chairs, radiator and French doors to rear.

### Ground Floor Cloaks

With low level w.c, wash hand basin and radiator.

### First Floor Landing

Radiator.

### Bedroom One

15'10 x 12'9 (4.83m x 3.89m)  
Upvc double glazed window to front and radiator. Access to en-suite.

### En-Suite

Upvc double glazed obscure window to front, double shower cubicle, low level w.c, wash hand basin and radiator.

### Bedroom Two

12' x 8'6 (3.66m x 2.59m)  
Upvc double glazed window to rear and radiator.

### Bedroom Three

12' x 6'11 (3.66m x 2.11m)  
Upvc double glazed window to rear and radiator.

### Bathroom

With panelled bath, low level w.c, wash hand basin and radiator.

### Externally

To the front there is off street parking for two vehicles and gated access to rear. To the rear is an enclosed garden which has both lawn and patio areas.

### Tenure

Leasehold

### Property Details

Local Authority: Darlington  
Council Tax Band: B  
Annual Price: £1,845  
Conservation Area No  
Flood Risk Very low  
Floor Area 850 ft 2 / 79 m 2  
Plot size 0.06 acres (2 Plots)  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

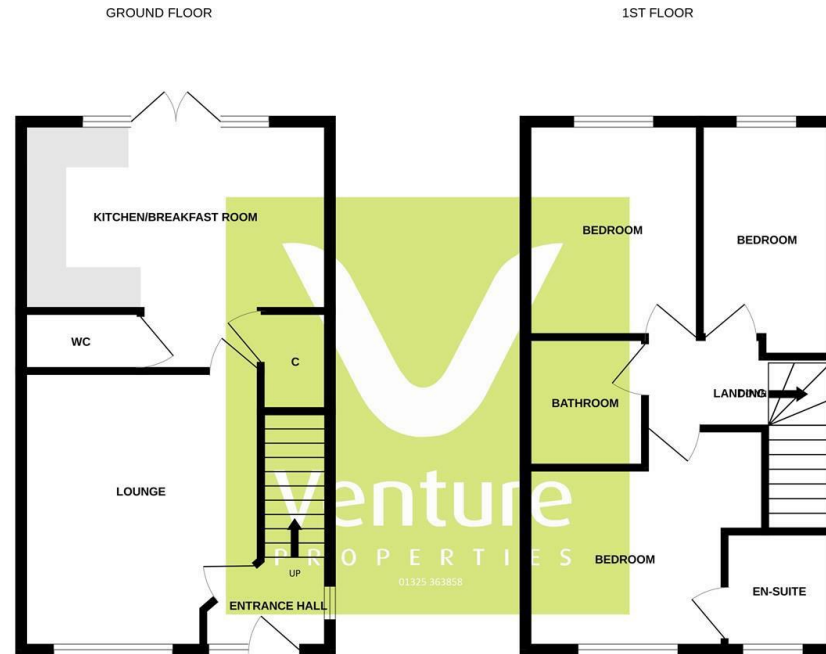
Basic  
4Mbps  
Superfast

78 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

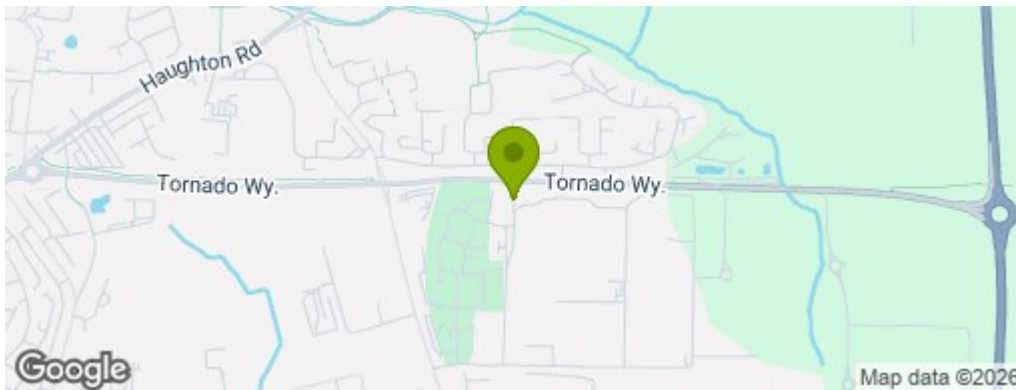
BT  
Sky  
Virgin

### Notes

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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