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36, Park Lane,
Darlington, DL1 5AE
Offers over £100,000

House - Terraced
2 Bedroom/s
1 Bathroom/s

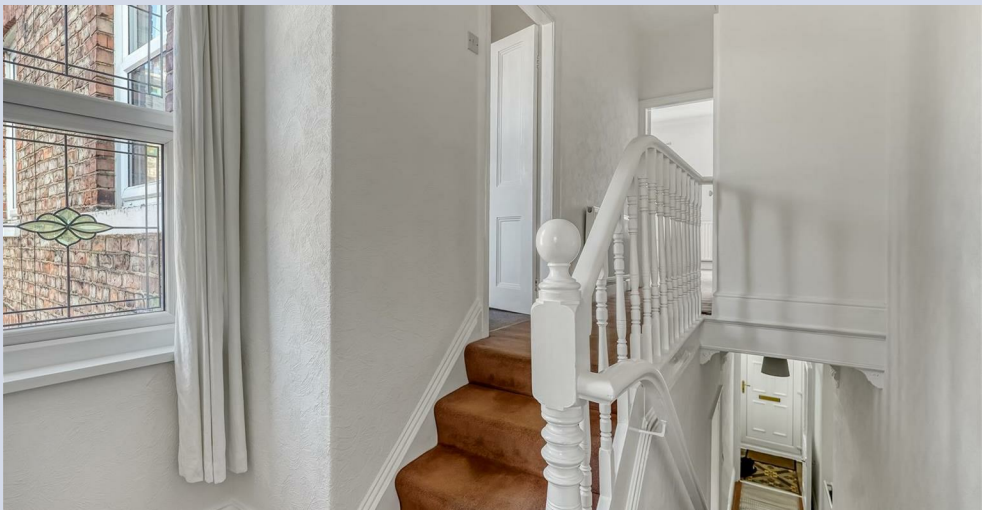
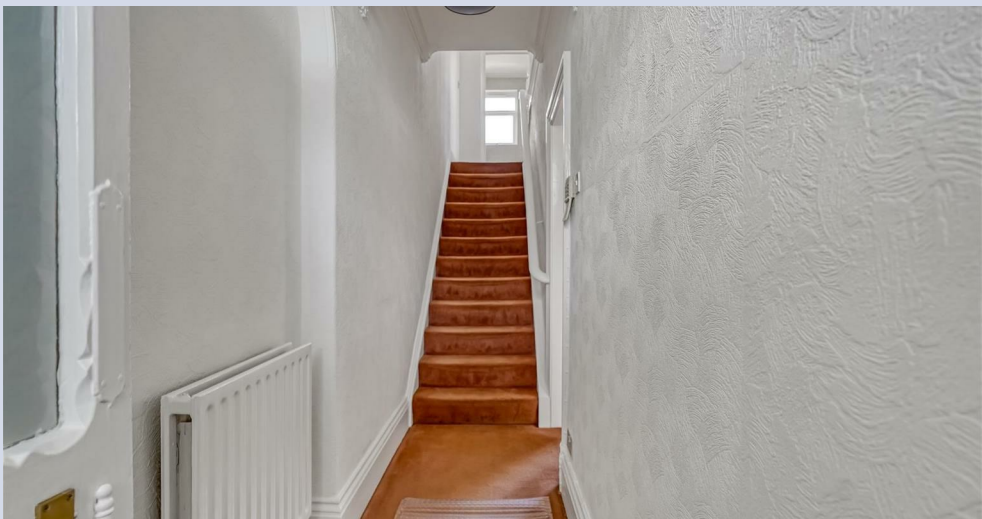
First time buyers and Commuters take note.... Ready to go in Park Lane in Darlington.
This Beautiful terraced house presents an excellent opportunity for first-time buyers or those seeking to commute. With two well-proportioned bedrooms and a very spacious open plan reception room, this property is both inviting and functional.

As you step inside the lounge, you will be greeted by a stunning marble fireplace, a beautiful feature that retains the character of the home while adding a touch of elegance. The modern kitchen is designed for convenience, making meal preparation a pleasure, and the large bathroom offers ample space if you wanted to put in a large shower.

This property boasts generous proportions throughout, ensuring comfort and practicality for everyday living. Its prime location is particularly advantageous, being just minutes away from the main North-South railway line at the currently being revamped Darlington Railway station, making commuting a breeze.

This entry-level property is ready for you to move in and make it your own. Simply unpack your belongings, put the kettle on, and enjoy the charm and convenience that this home has to offer. Don't miss the chance to view this lovely house, where character meets modern living in a sought-after area.



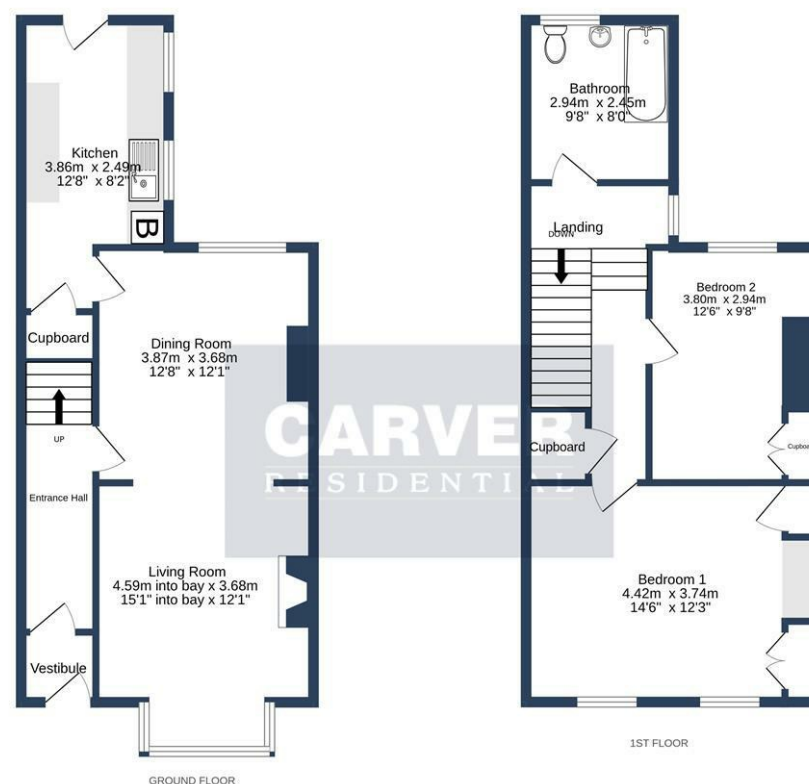


- Superb entry level property for First time buyers
- Very generous proportions
- Modern Kitchen
- 2 generous Bedrooms
- Excellent transport links, Main North South line at Darlington station
- Could suit Investors or Commuters buyers
- Open plan living dining period marble fireplace
- Large Bathroom
- Low maintenance yard to rear

GENERAL INFORMATION:
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding A)







PARK LANE, DARLINGTON, DL1 5AE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		80
81-91 B		
69-80 C		
55-68 D		55
49-54 E		
35-48 F		
1-34 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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