

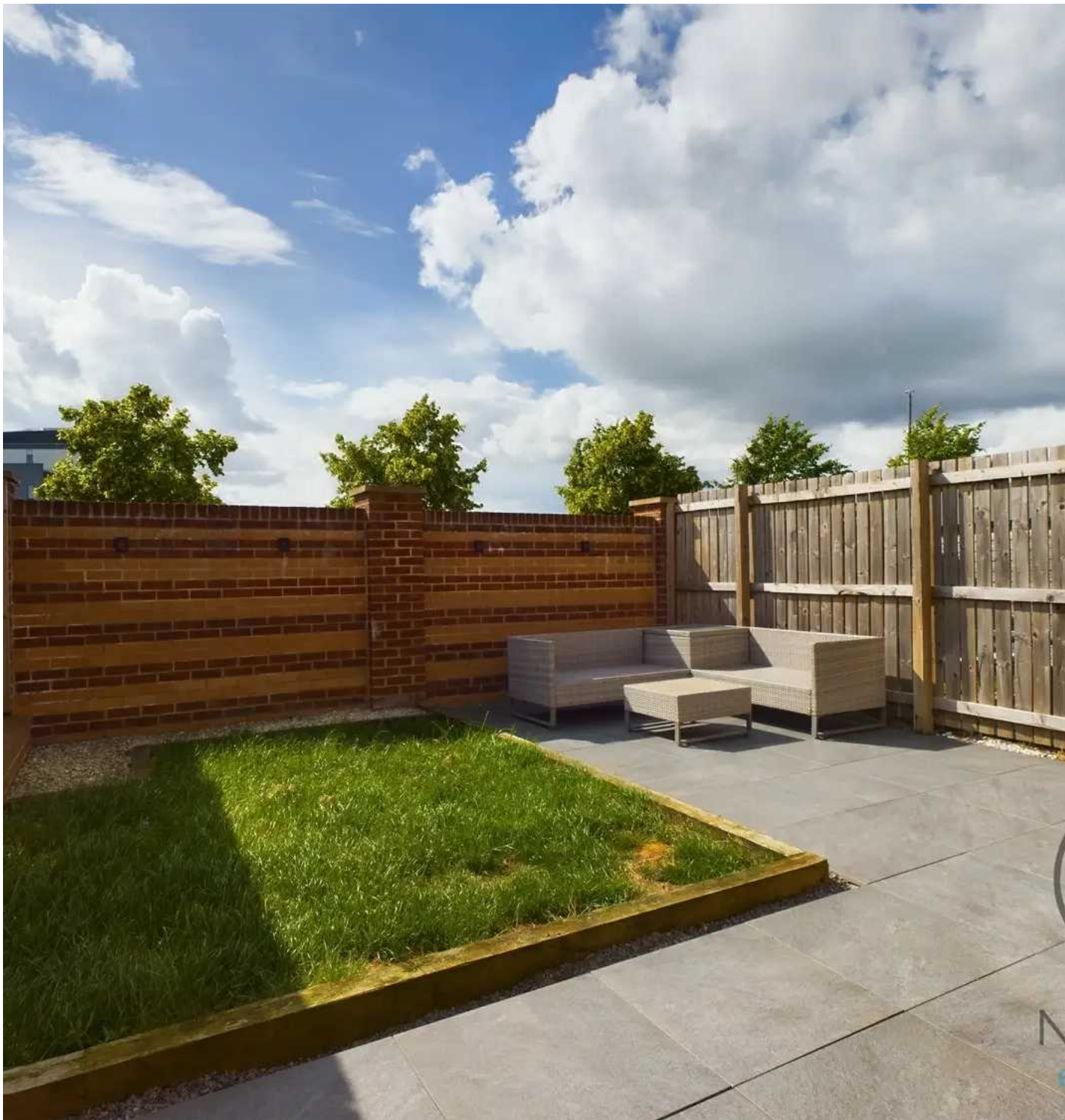


Meadowsweet Lane, Darlington

Darlington



In Excess of £150,000



## 24 Meadowsweet Lane

Darlington, Darlington

This charming three-bedroom semi-detached property presents a harmonious blend of modern comforts and classic appeal. As you step inside, the inviting entrance hall leads you to ground floor W.C., ideal for guests. The heart of the home lies in the stylish kitchen/diner, boasting integrated appliances and ample space for dining and entertaining. Continuing the flow of the house, the spacious living room beckons with natural light streaming through patio doors that open up to the rear garden.

Completing this delightful residence is an upgraded shower room featuring a vanity wash hand basin, WC, and a sleek matt black towel rail. The tastefully designed bathroom exudes luxury and functionality, offering a serene space for relaxation.

Externally, the property boasts a rear enclosed private garden, providing a retreat from the hustle and bustle of every-day life. A modern patio area and lawn offer the perfect setting for outdoor gatherings and al fresco dining, creating a seamless transition between indoor and outdoor living.

Further details are an appointment of you please contact property consultant Claire Hutchinson - 01325 728332

Council Tax band: B

Tenure: Freehold



- Three Bedroom Semi Detached
- Entrance Hall, Ground Floor W.C.
- Kitchen / Diner with integrated appliance
- Living room with patio doors to rear garden
- Upgraded shower room, Vanity wash hand basin, WC, Matt Black towel rail
- Energy efficiency rate: B
- Rear enclosed private garden, with patio and lawn area

**Hallway:**

6'6" x 3'9" (1.99 x 1.16 m)

**WC:**

3'2" x 4'8" (0.99 x 1.42 m)

**Kitchen / Diner:**

13'6" x 11'7" (4.14 x 3.53 m)

**Living Room:**

11'6" x 14'11" (3.52 x 4.55 m)

**Landing:**

8'5" x 5'11" (2.57 x 1.82 m)

**Bedroom One:**

9'7" x 14'7" (2.95 x 4.46 m)

**Bedroom Two:**

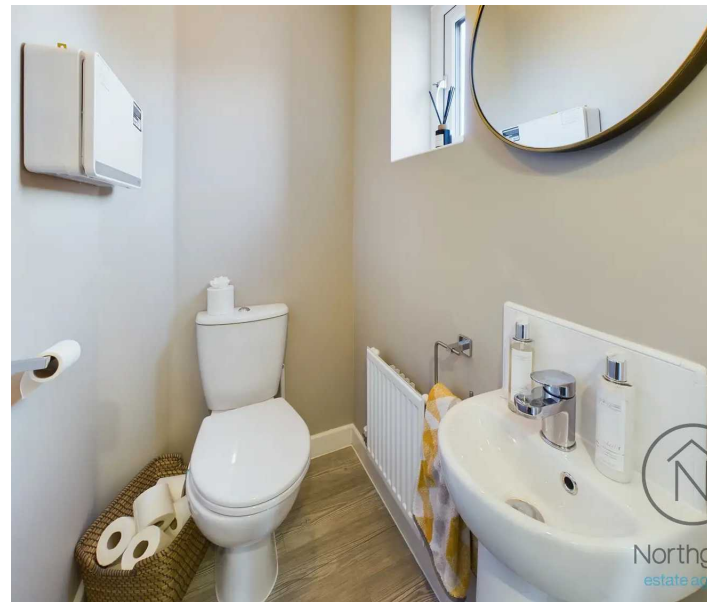
9'9" x 8'4" (2.99 x 2.56 m)

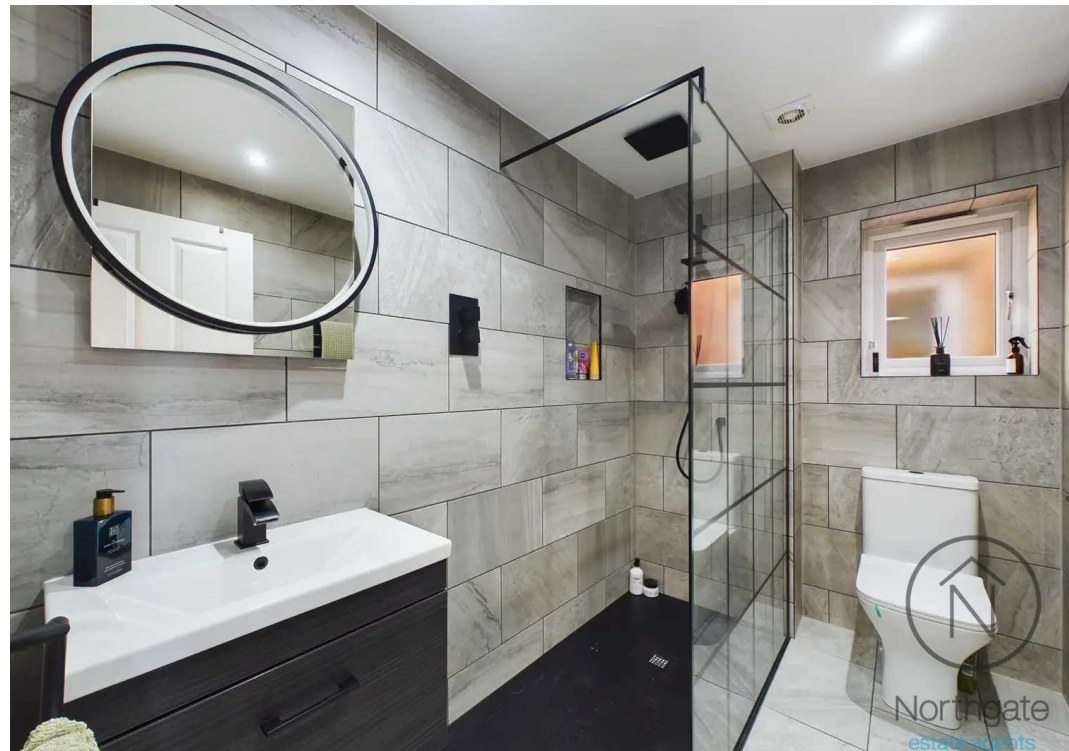
**Bedroom Three:**

6'7" x 5'9" (2.02 x 1.77 m)

**Bathroom:**

5'4" x 8'4" (1.64 x 2.55 m)







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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

711.5 ft<sup>2</sup>

66.1 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Northgate - County Durham

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