

## DARLINGTON LANE, STOCKTON-ON-TEES, TS19 0NG



- ▲ Spacious open-plan lounge/diner
- ▲ Modern fitted kitchen
- ▲ Three well-proportioned bedrooms
- ▲ No onward chain

- ▲ Driveway parking and detached garage
- ▲ Generous rear garden with patio areas
- ▲ Immaculately presented throughout

**£170,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



Beautifully presented throughout, this modernised three-bedroom semi-detached home offers stylish interiors, generous living space, and excellent outdoor areas—perfect for families, first-time buyers, or anyone looking for a turnkey property.

Situated in a popular residential location on Darlington Lane, this home combines comfort, practicality, and contemporary design.

Step into a welcoming entrance hall leading to a bright and spacious lounge/diner, tastefully decorated with a modern finish—ideal for both relaxing and entertaining. The contemporary kitchen features sleek units, ample worktop space, and room for appliances, with views over the rear garden.

Upstairs offers three bedrooms, including a generous main bedroom with fitted storage and large window allowing plenty of natural light. A modern family bathroom completes the first floor, fitted with a clean, neutral suite.

To the front, there is a driveway providing off-road parking leading to a garage. The rear garden is a great size, with patio areas, offering excellent potential for outdoor living and family use.



**TO VIEW:** Tel: **01642 355000**  
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)





### **GROUND FLOOR**

**ENTRANCE HALL** - Entrance door to entrance hall with staircase to the first floor, laminate flooring and radiator.

**LOUNGE/DINER** - 7.06m x 3.53m (max) (23'2" x 11'7" (max))

With double glazed window to the front aspect, French doors to the rear garden, feature panelled walls and two radiators.

**KITCHEN** - 2.7m x 2.46m (8'10" x 8'1")

With double glazed window to the rear aspect and a modern fitted kitchen with complementary worktops incorporating an electric oven and hob with overhead hood, plumbing for washing machine, inset sink and drainer unit with mixer tap and alcove housing fridge freezer.



### **FIRST FLOOR**

**LANDING** - With loft access and double glazed window to the side aspect.

**BEDROOM ONE** - 4.22m x 3.48m (13'10" x 11'5")

With double glazed window to the front aspect, radiator, built-in cupboard and fitted wardrobes.

**BEDROOM TWO** - 3.53m x 3m (11'7" x 9'10")

With double glazed window to the front aspect and single radiator.

**BEDROOM THREE** - 2.77m x 2m (9'1" x 6'7")

With double glazed window to the front aspect and single radiator.



**BATHROOM** - With double glazed window to the rear aspect, floating style vanity unit with cabinet below, low level WC, side panelled bath and radiator.

### **EXTERNALLY**

**GARDENS, PARKING & GARAGE** - Externally there is a low maintenance gravelled front garden for off road parking and driveway leading to a detached single garage and a good size enclosed low maintenance rear garden.

**AGENTS REF:** - LJ/LS/BIL240258/10042026

**Council Tax Band:** B      **Tenure:** Freehold

**TO VIEW:** Tel: 01642 355000

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)





**TO VIEW:** Tel: 01642 355000  
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions

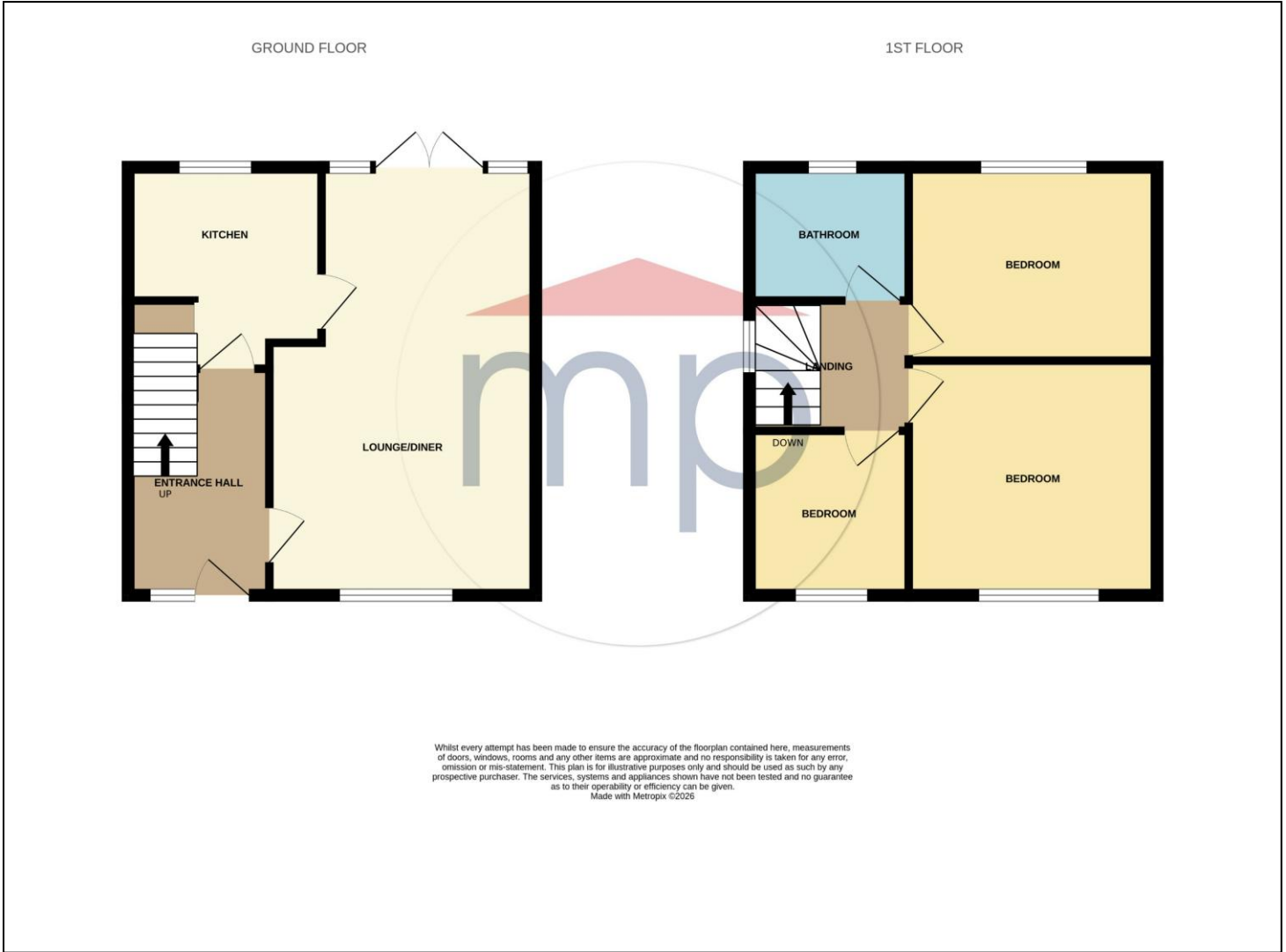
DARLINGTON LANE, TS19 0NG



**TO VIEW:** Tel: **01642 355000**  
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



**TO VIEW:** Contact our Stockton Office on Tel: **01642 355000**  
 17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP