



## 3 bed semi-detached house to buy in TS19

Darlington Back Lane, Stockton-on-Tees, Durham, TS19 8TN

**£165,000**

🏠 x3 🚗 x1 🚲 x2

Tenure

**Freehold**

## Property features

- ✓ POPULAR LOCATION
- ✓ IDEAL FAMILY HOME
- ✓ DRIVEWAY AND GARAGE
- ✓ OPEN PLAN LIVING
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Positioned within a popular and convenient residential location, close to a range of local amenities, well-regarded schools and excellent transport links, this attractive home is perfectly suited to first-time buyers and growing families alike.

Approached via a lawned front garden, the property also benefits from a driveway providing off-road parking and leading to a generously sized garage, complete with a courtesy door giving access to the rear garden.

Upon entering, you are welcomed directly into a bright and comfortable living room, with stairs rising to the first floor. The living space flows seamlessly into the dining area, creating an ideal environment for both everyday family life and entertaining. Beyond, the conservatory provides an additional reception space, enjoying pleasant views over the rear garden and featuring French doors opening onto the decking.

The kitchen is conveniently positioned off the dining area and is fitted with a range of wall, base and drawer units, complemented by work surfaces incorporating a sink and drainer. Integrated cooking appliances include a hob and oven, while there is ample space for additional white goods.

To the first floor, the landing benefits from a side-facing window and loft access. The principal bedroom is located to the front elevation and features an extensive range of fitted wardrobes. Bedroom two overlooks the rear garden and includes a useful storage cupboard housing the combination boiler. Bedroom three is positioned to the front and benefits from an over-stairs storage cupboard.

Completing the accommodation is a spacious family bathroom, fitted with a three-piece suite and enhanced by a separate shower cubicle.

A particular highlight of this home is the generous rear garden, offering an excellent outdoor space for families and entertaining alike. The garden features a decked seating area, lawn and established borders, creating an attractive setting to enjoy throughout the year.

A fantastic home in a sought-after location. Early viewing is highly recommended. Contact the Pattinson Stockton team today to arrange your appointment.

Council Tax Band: B

Tenure: Freehold

Price: £165,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Mobile signal coverage: Good

## Accommodation

---

### Living Room

5.10m x 3.95m (16'8" x 12'11")



### Dining Room

3.26m x 2.75m (10'8" x 9'0")



### Kitchen

3.14m x 2.24m (10'3" x 7'4")



### Conservatory

3.88m x 2.45m (12'8" x 8'0")



### Bedroom 1

4.10m x 3.04m (13'5" x 9'11")



## Bedroom 2

3.27m x 3.04m (10'8" x 9'11")



## Bedroom 3

3.13m x 1.97m (10'3" x 6'5")



## Bathroom

2.44m x 1.87m (8'0" x 6'1")

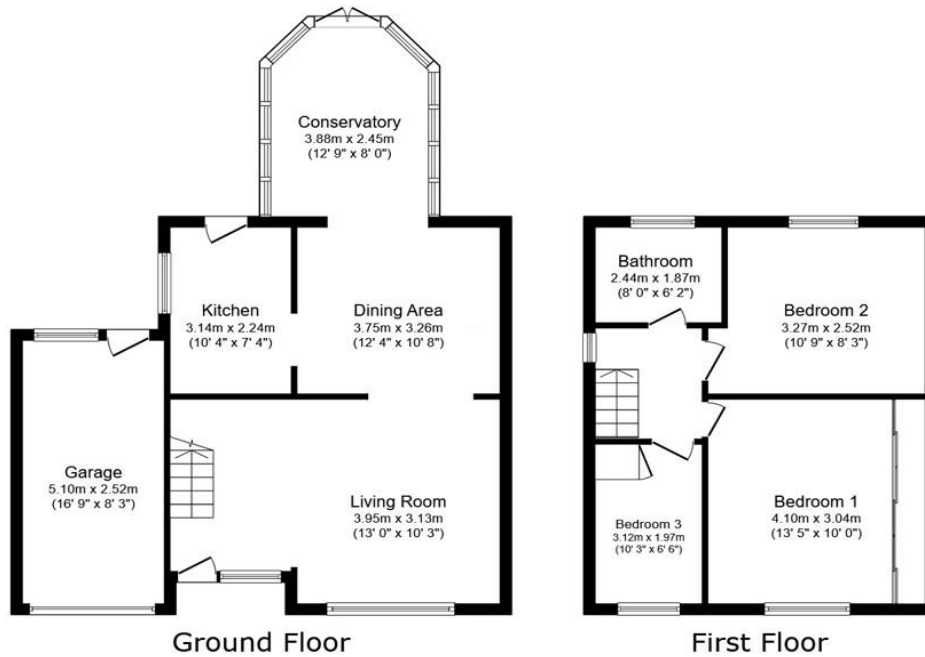


## Rear Garden



## Rear Aspect





Total floor area: 112.8 sq.m. (1,215 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Darlington Back Lane, Stockton-on-Tees, Durham, TS19 8TN

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

