



## **Lawrence Street, Darlington**

A cracking three bedroom property - this end of terrace home offers a spacious, modern, beautifully presented interior with an immediate sense of welcome and home as soon as you step through the door.

An enclosed courtyard to the front leads into a lovely wide hallway which in turn leads into the reception rooms - the beautiful lounge has a large bay window, feature fireplace and neutral decor to a high standard. Through again is the sizeable dining room to the rear - large enough for a sizeable family table and with french doors to the rear courtyard this is again a contemporary room with neutral decor.

The kitchen has been recently refitted with integrated appliance including a superb five ring gas burner hob - perfect for effortless entertaining.

The family bathroom is fitted with a modern white suite with shower and is complimented by an upstairs WC for true family flexibility.

Upstairs the three bedrooms are modern, bright and well presented - the master benefitting from a lovely feature fireplace.

To the rear is an enclosed yard with access to the rear service lane.

This is such a beautiful property with such a lovely feeling within it - it serves a new lease of life with a new family who can move straight in and appreciate all that it has to offer!

## **Offers in the region of £79,950**

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### **Entrance Hallway**

UPVC double glazed entrance door, dado rail and archway, wall mounted central heating radiator, laminate flooring.

### **Lounge 12'10" x 11'11"**

Coving, picture rail, UPVC double glazed bay window, feature fireplace with surround and mantle. Built in cupboard to alcove housing gas meter, wall mounted central heating radiator.

### **Dining Room 13'2" x 12'5"**

Picture rail, UPVC double glazed french doors opening into rear yard, wall mounted central heating radiator.

### **Kitchen 10'10" x 8'3"**

Range of co-ordinating wall and floor units, laminated work surfaces, tiles to splash back areas, integrated gas hob and electric oven with extractor above, integrated dishwasher, space for fridge freezer, one and a half bowl sink and drainer, cupboard housing combination boiler, UPVC double glazed window, wall mounted central heating radiator, ceramic tiled floor, under stairs storage cupboard house fuse box and electric meter.

### **Rear Vestibule**

UPVC double glazed door, built in cupboard housing plumbing for automatic washing machine, ceramic tiled floor.

### **Bathroom/wc**

White suite comprising panel bath with shower over, vanity style wash hand basin

with cupboard underneath, low level wc, tiles to splash back areas, heated towel rail, UPVC double glazed window, ceramic tiled floor.

### **Staircase/Landing**

Staircase leading from hallway, UPVC double glazed window, picture rail and dado rail, storage cupboard.

### **Bedroom One 12'0" x 9'6"**

Picture rail, original fireplace, UPVC double glazed window, wall mounted central heating radiator.

### **Bedroom Two 9'3" x 8'10"**

Picture rail, UPVC double glazed, wall mounted central heating radiator, storage cupboard.

### **Bedroom Three 8'8" x 6'10"**

Picture rail, UPVC double glazed window, wall mounted central heating radiator.

### **Separate/ wc**

Low level wc, wash hand basin, extractor fan, ceramic tiled floor.

### **Externally**

Forecourt to the front and enclosed yard to the rear.

