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Water Lily Drive
Darlington, DL1 1LQ
Price £165,000

House - Terraced
3 Bedroom/s
1 Bathroom/s

Located in the charming area of Water Lily Drive, Darlington, this attractive terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts an inviting reception room, perfect for both relaxation and entertaining guests. The spacious layout allows for a comfortable living experience, with ample natural light flowing through the home.

This residence features two well-proportioned bedrooms with a third bedroom currently used as a dressing room/office, providing plenty of space for family members or guests. Each room offers a peaceful retreat, ensuring restful nights and a tranquil atmosphere. The single bathroom is conveniently located, catering to the needs of the household with ease.

The terraced design of the house not only enhances its character but also fosters a sense of community within the neighbourhood. The surrounding area is known for its friendly atmosphere and accessibility to local amenities and within close proximity to the train station making it an ideal location for those seeking a balance of convenience and comfort.

In summary, this property on Water Lily Drive is a wonderful opportunity to acquire a charming home in Darlington, offering a blend of space, comfort, and community spirit. Whether you are looking to settle down or invest, this house is certainly worth considering.





- POPULAR DEVELOPMENT
- THREE BEDROOMED SEMI-DETACHED HOME
- FITTED KITCHEN/DINER WITH INTEGRATED APPLIANCES
- CUL-DE-SAC LOCATION
- DRIVEWAY ALLOWING OFF ROAD PARKING
- STYLISH, MODERN HOME
- WELL PRESENTED THROUGHOUT
- GROUND FLOOR CLOAKS/WC
- WALKING DISTANCE TO CENTRAL AMENITIES
- INTERNAL VIEWING WILL IMPRESS

GENERAL INFORMATION

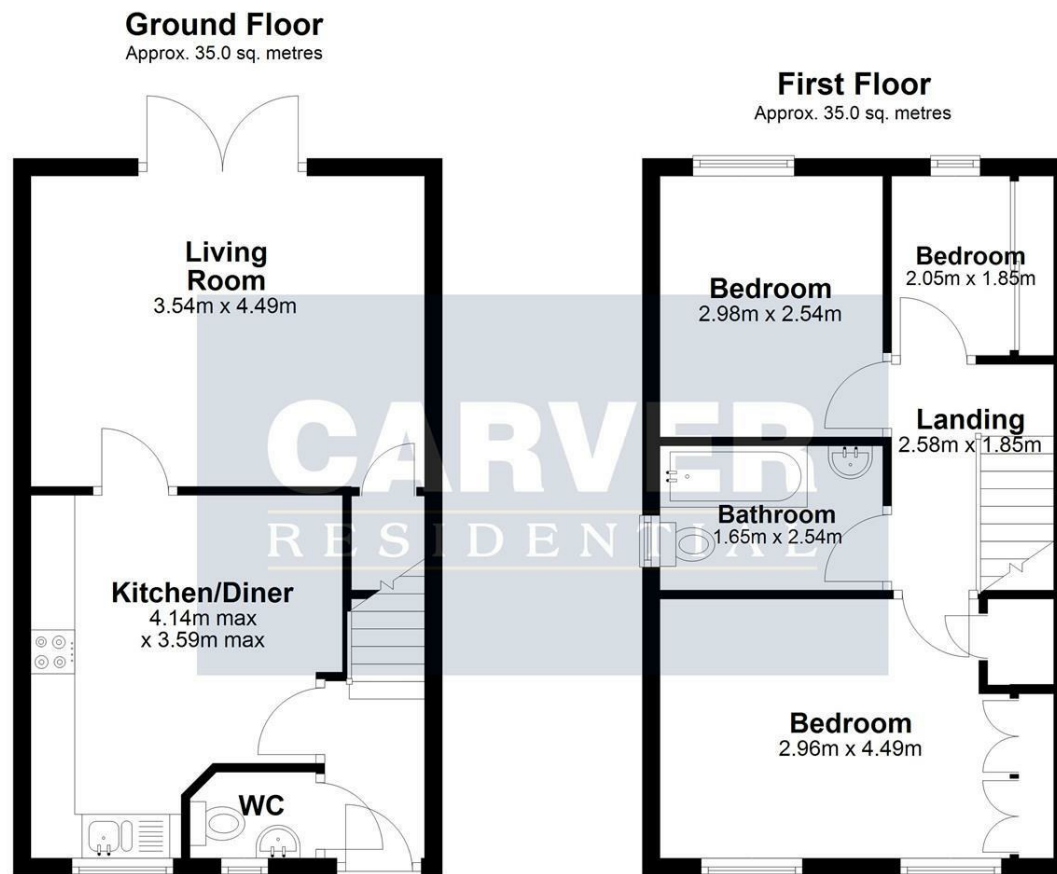
Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

Buyers please note there is an annual levy to pay of approx £104 (2024) for open spaces



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 69.9 sq. metres
25 Water Lily Drive, Darlington

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MAB 6202



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