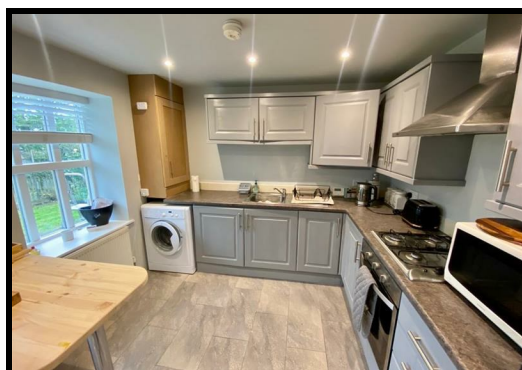
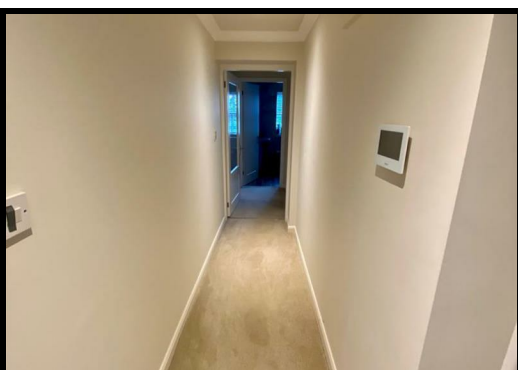




## **Bishopton Lane, Great Burdon, Darlington Offers In The Region Of £185,000**

A unique and rare opportunity has arisen to acquire a beautifully presented one bed roomed barn conversion which is situated in an enviable position within the highly desirable and much sought after picturesque Village of Great Burdon on the outskirts of Darlington. Providing a lifestyle to be envied, this delightful property offers an abundance of charm and character and in brief is comprised of a most welcoming entrance hallway, a beautifully appointed living room, a kitchen, bedroom and bathroom. Externally the property benefits from a garden area which is laid to lawn and a patio area which is ideal for outdoor entertaining. The Village enjoys a tranquil, rural setting. The nearby market town of Darlington is a short drive away and offers a wide variety of amenities.

This is a beautiful residence that must be viewed internally to be fully appreciated.





# Bishopton Lane, Great Burdon, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a one bed roomed barn conversion which offers an abundance of charm and character

Occupying a most pleasing position at Great Burdon on the outskirts of Darlington

Double glazed windows throughout

Council tax band C

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Great Burdon is an attractive village situated approximately 3 miles North East of Darlington town centre. The property is ideally positioned for accessing the A1(M) and A66 trunk road, which provide useful links to commercial centres throughout North East England. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside airports.

## Entrance Hallway

A most welcoming entrance hallway tastefully decorated in neutral tones.

## Living Room

16'2" x 20'1"

The beautifully presented dual aspect living room offers an abundance of natural light courtesy of the wood framed double glazed windows overlooking both the front and rear elevations. Warmed by two central heating radiators, tastefully decorated in neutral tones and benefiting from inset spotlights to the ceiling. A door leads out to the rear courtyard.

## Kitchen

9'6" x 12'5"

The stunning kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops

incorporating a stainless steel sink and drainer. The kitchen is warmed by a central heating radiator and benefits from a tiled floor, an integrated electric oven with a gas hob and over head extractor hood, inset spotlights to the ceiling, plumbing for an automatic washing machine and a double glazed window. A door leads out to the rear garden.

## Bedroom One

9'6" x 12'9"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from inset spotlights to the ceiling and wood framed double glazed windows overlooking the front and side elevations.

## Bathroom

7'10" x 9'5"

The modern and most contemporary bathroom has vinyl flooring, tiled walls, a wood framed double glazed window to the front elevation of the property and is fitted with a suite comprising of a panelled bath, a shower cubicle with shower, a wash hand basin, a low level WC and a towel radiator.

## Externally

Externally the property benefits from a garden area which is laid to lawn and a patio area which is ideal for outdoor entertaining.

