



2 Bakewell Mews, Darlington, County Durham, DL2 2FB
Guide Price £185,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

Fantastic three bedroom family home situated in a popular housing estate in West Park,
Darlington

- End terrace property
 - Large living room
 - Three bedrooms
 - Two bathrooms
- Generous garden to the rear
- Separate garage and driveway
- Energy performance rating C 76



www.vickersandbarrass.co.uk

LOCATION

Bakewell Mews situated in the West Park area of Darlington, lies to the north west of the town centre having evolved in more recent years to an area comprising of residential and commercial properties. Bakewell Mews is a quiet street yet still conveniently placed for amenities with West Park Village Centre only a few minutes away. The area provides a wide range of shopping, recreational and local facilities along with the fantastic green space of West Park itself. For the commuter, the A1(M) is a short distance away providing links to Durham, Newcastle and beyond. Darlington's mainline train station connects the town to both London and Edinburgh and there are international airports at both Teesside and Newcastle.

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DESCRIPTION

2 Bakewell Mews is a fantastic family home on a quiet residential street. The property offers

comfortable accommodation with a large living room spanning the depth of the property with a dual aspect to the front and rear with patio doors opening to the rear garden. The kitchen lies to the rear having an integrated oven with hob and extractor fan over, and undercounter space and plumbing for a washing machine and dishwasher and space for a freestanding fridge freezer. The ground floor accommodation also has a useful WC and wash hand basin and understairs cupboard.

To the first floor there is a large double bedroom benefitting from an en suite shower room with double shower, WC and wash hand basin,. There are a further two bedrooms and a family bathroom which comprises a bath, WC and wash hand basin. There is an additional storage cupboard accessed from the landing.

Externally, the property has a small lawned front garden enclosed within garden railing. To the rear there is a generous lawned garden with paved area

to the side of the property with access to the driveway through a personnel gate and access to the garage. The single garage is detached from the house with a driveway to the front of the garage providing parking for two vehicles.

SERVICES

The property is served by mains electricity, water and drainage and has mains gas central heating.

COUNCIL TAX BAND

Darlington Borough Council Tax Band C.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating C 76.

SERVICE CHARGE

We understand that there is a service charge payable annually costing approximately £100 per annum and reviewed annually.

MATERIAL INFORMATION

It is understood that the property has access to a



good broadband connection and has good outdoors mobile phone signal in this area with Ofcom Checker suggesting that indoors mobile phone signal is limited with only O2 being likely to have signal. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.



TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Darlington Borough Council
www.darlington.gov.uk
01325 405333

NOTES

Particulars prepared – April 2025
Photographs taken – April 2025

PARTICULAR NOTES

The particulars are set out as a general outline for



the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.



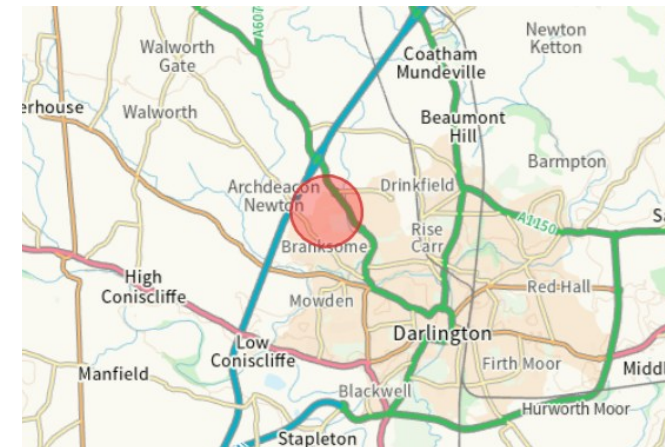
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

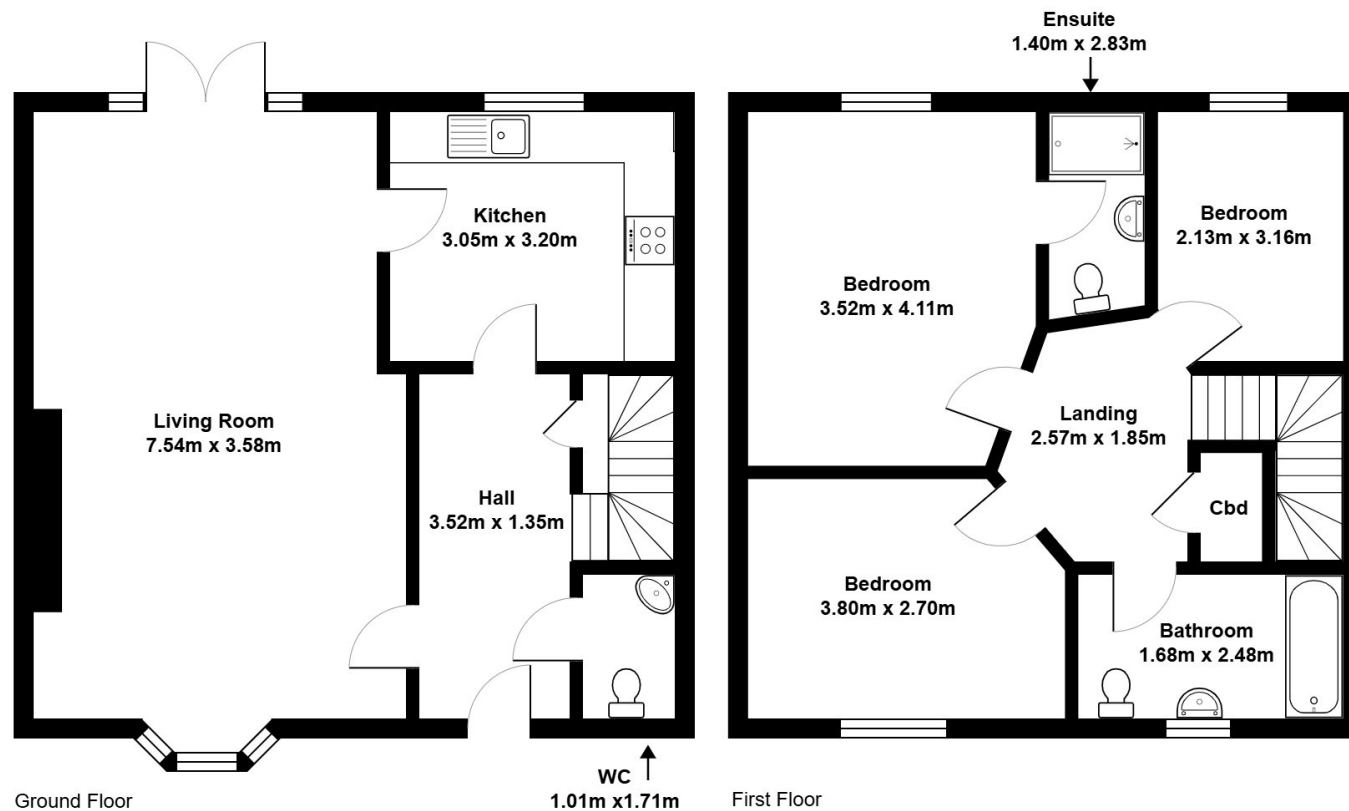
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





All measurements are approximate and for display purposes only

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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