

Colpitts Lane, Darlington, DL2 2FG
Offers in the region of £175,000



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Council Tax Band: C

**** VURV estates ** The Art of Property -**

*** Open to offer *** Located in the popular West Park development of Darlington, this charming mid-terrace house presents an excellent opportunity for first-time buyers, families, or investors. The property boasts three well-proportioned bedrooms, the principal with en-suite, making it an ideal home. The heart of the house is undoubtedly the spacious open-plan kitchen diner, which offers a perfect setting for family meals and entertaining guests. There is a driveway and garage allowing off-street and secure parking which is situated opposite the front of the property.

The location is particularly advantageous, with local shops just a stone's throw away and easy access to the A1(M), ensuring that commuting and daily errands are a breeze. This home is competitively priced in today's market, making it an attractive option for those looking to make a wise investment.

Additionally, the property comes with the benefit of no onward chain, allowing for a smooth and hassle-free purchase process. With its combination of space, convenience, and affordability, this delightful home on Colpitts Lane is not to be missed. Contact VURV estates today for an early viewing.

Ground floor

Entrance hallway, cloak/WC, good size lounge to the front with wood flooring running through into the kitchen/diner. A great room to entertain family and friends with ample space for a table & chairs, and a well-appointed kitchen providing a good range of unit's, electric ceramic hob, extractor, and single oven

First floor

Landing with hatch allowing loft access and cupboard housing the domestic or water cylinder. Three good size bedrooms, with ensuite to the principal bedroom, plus family bathroom.

Externally

Pleasant forecourt style garden to the front and a good size, yet manageable rear garden perfect for those warmer months. Driveway and garage opposite the front of the property

Please note:

Council tax Band - C

Tenure - Freehold

EPC Rating: C

Total sq ft to be considered guide only.

VURV estates 'The Art of Property'

Professional Estate Agents, covering Darlington & Teesside with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Part of the well-known VURV group, embracing property networking events across the country.

Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

Principal elevation

Entrance hallway

Cloak room/W.C

5'8" x 3'2" (1.73 x 0.97)

Lounge

13'9" x 10'11" (4.20 x 3.35)

Kitchen/dining area

13'9" x 10'11" (4.20 x 3.35)

First floor landing

Principal bedroom

11'2" x 9'8" (3.41 x 2.96)

Ensuite shower room

Second bedroom

11'1" x 9'4" (3.39 x 2.87)

Third bedroom

10'4" x 7'5" (3.17 x 2.27)

Family bathroom

7'9" x 5'8" (2.37 x 1.75)

Rear garden

Garage

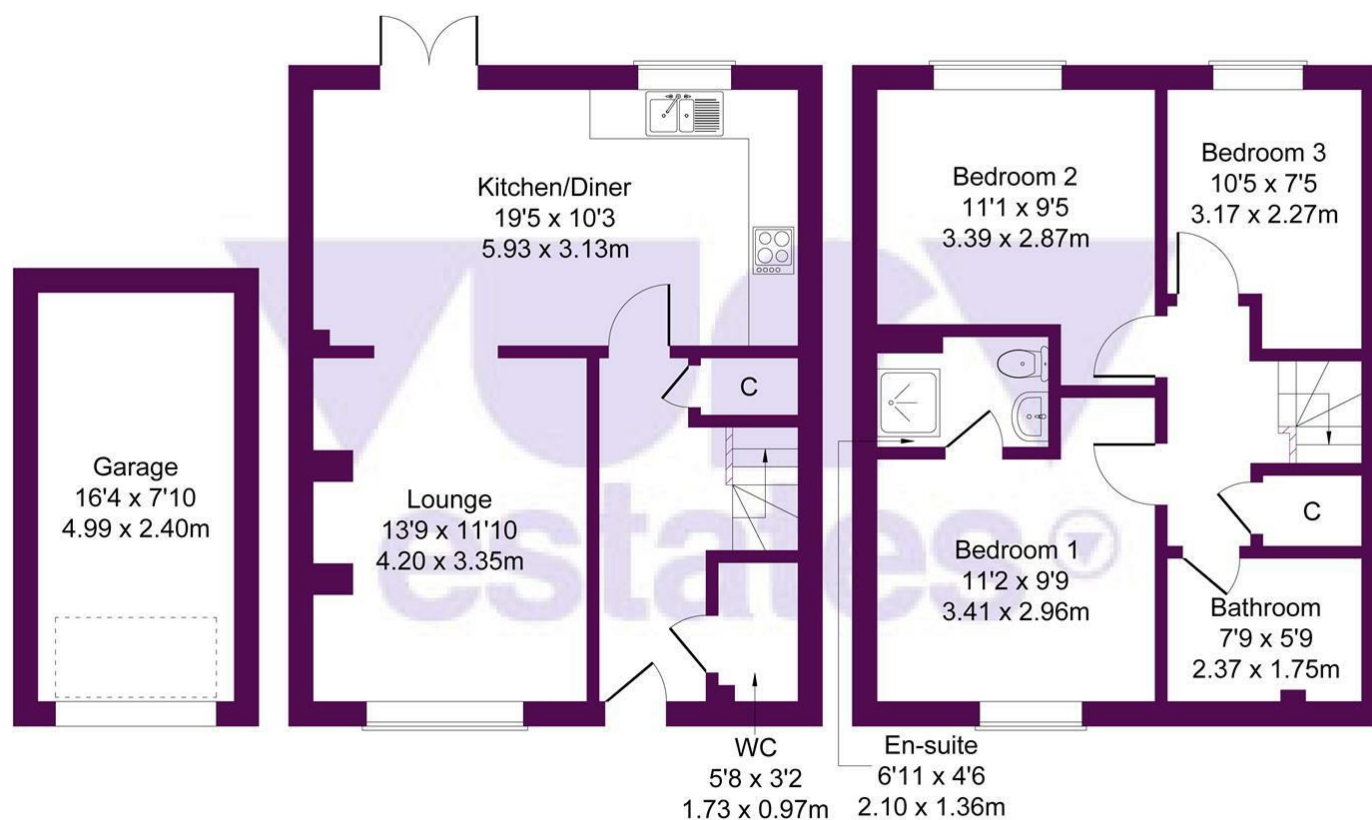
16'4" x 7'10" (4.99 x 2.40)





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Approximate Gross Internal Area: (1087 sq ft - 101 sq m.)



Garage

Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			9
(81-91) B		76	
(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	