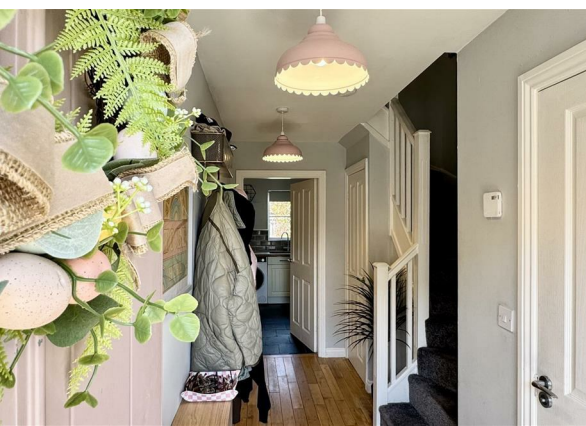
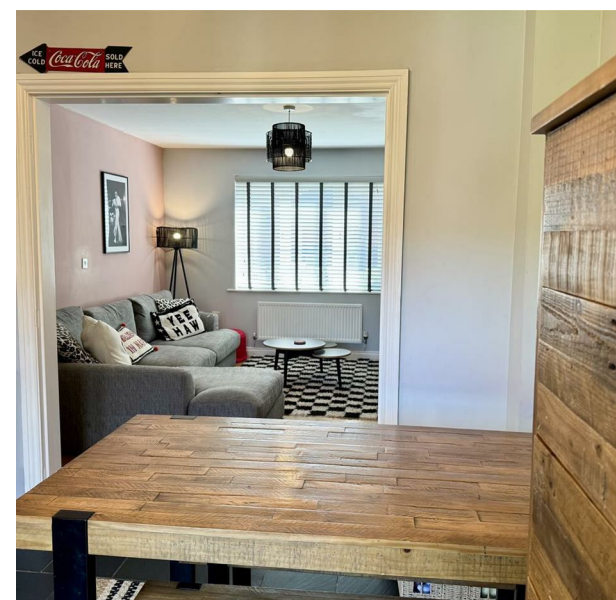
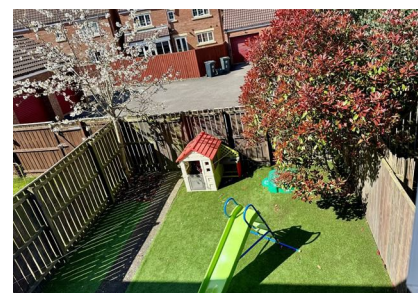


Collingsway, Darlington, DL2 2FD
Offers in excess of £180,000



Collingsway, Darlington, DL2 2FD
Offers in excess of £180,000
Council Tax Band: C

Located on the desirable 'West Park' development in the Faverdale area, this beautifully presented home on Collingsway, offers a perfect blend of comfort and style. With three well-proportioned bedrooms and two bath/shower rooms, this property is ideal for families or those seeking extra space.

There is a good size reception room that exudes warmth, seamlessly flowing to a light & airy dining kitchen, considered the heart of many homes. A great feature is undoubtedly the stunning refitted ensuite attached to the principal bedroom, providing a luxurious retreat for relaxation.

The property boasts a low-maintenance west-facing rear garden, perfect for enjoying the afternoon sun without the burden of extensive upkeep. Additionally, parking is available to the rear, along with a garage ensuring convenience for residents.

Situated within easy reach of the A1(M), this competitively priced home is not only a sanctuary of style but also offers excellent transport links for commuting. This charming residence is a popular find in a sought-after area, making it an opportunity not to be missed.

Featuring uPVC double glazed windows & French doors, plus refitted composite front door, and gas central heating.

Ground floor
Entrance hallway with quality wood flooring and useful understairs storage cupboard. Cloak/WC, lounge to the front with a pleasant open aspect to the generous dining kitchen, ideal for entertaining family and friends. The kitchen provides a good range of units, Oak worktops, gas hob, extractor, single oven, plumbing for both a wash washing machine and dishwasher, wall mounted gas boiler and French doors leading to the garden.

First floor

Landing with cupboard housing the domestic hot water cylinder and hatch with fitted ladder allowing access to a part-boarded loft. Family bathroom with white suite, and three bedrooms feature, two doubles and a single, the principal bedroom enjoying a built-in wardrobe, part panelling, and a stunning refitted ensuite.

Externally
Small forecourt style garden to the front, and enclosed 'West facing' garden to the rear, which has been improved by the present owner and considered low maintenance. Also to the rear is a driveway in front of a single garage with roller door.

Please note:
Council tax Band - C
Tenure - Freehold
Total sq ft to be considered guide only, and includes garage.

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

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

Dining Kitchen
19'5" x 10'3" (5.93 x 3.13)

First Floor Landing

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

Ensuite Shower Room

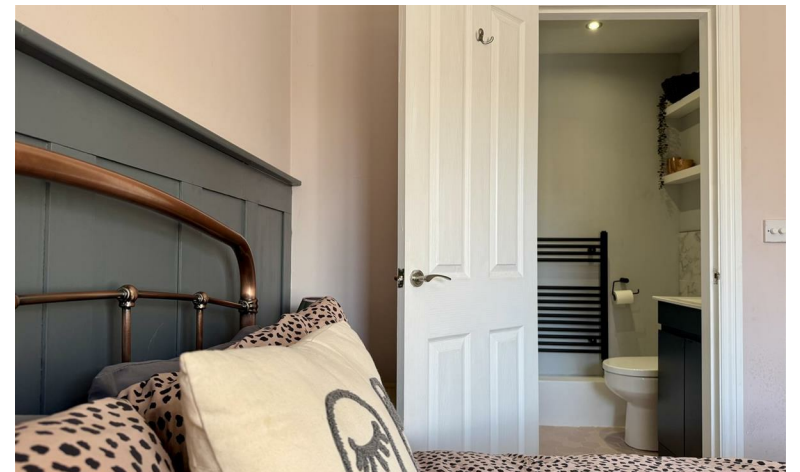
Second Bedroom
11'1" x 9'4" (3.39 x 2.87)

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

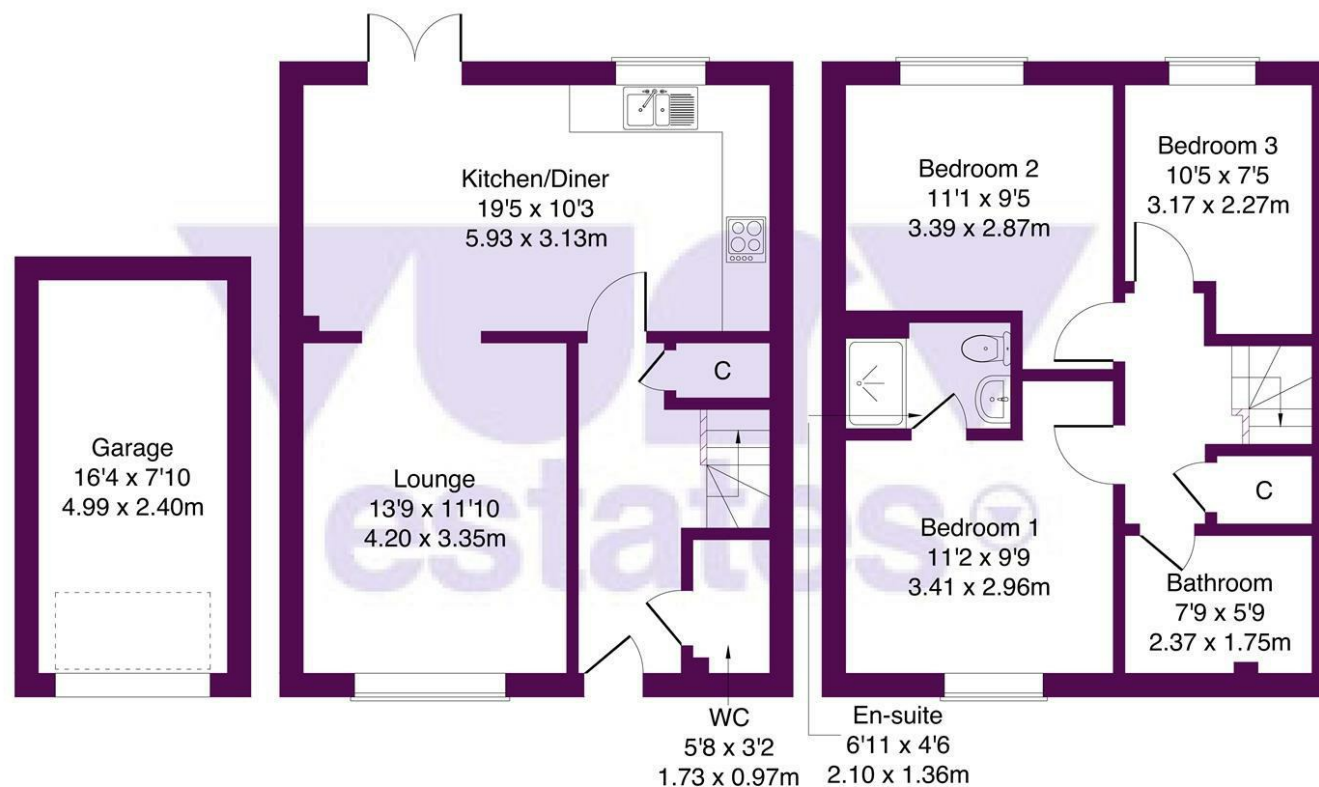
Garage
16'4" x 7'10" (4.99 x 2.40)





Colpitts Lane, Darlington, DL2 2FG

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		87
(81-91)	B		
(69-80)	C	75	
(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	