

Colpitts Lane, Darlington, DL2 2FG  
Offers in excess of £170,000

**estates<sup>4</sup>**  
'The Art of Property'



Colpitts Lane, Darlington, DL2 2FG  
Offers in excess of £170,000  
Council Tax Band: C

Nestled in the sought-after West Park development of Darlington, this competitively priced semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a generous through lounge diner, perfect for both entertaining guests and enjoying family time. The ground floor also features a convenient WC, enhancing the practicality of the living space. The principal bedroom boasts an ensuite shower room, providing a private retreat for relaxation.

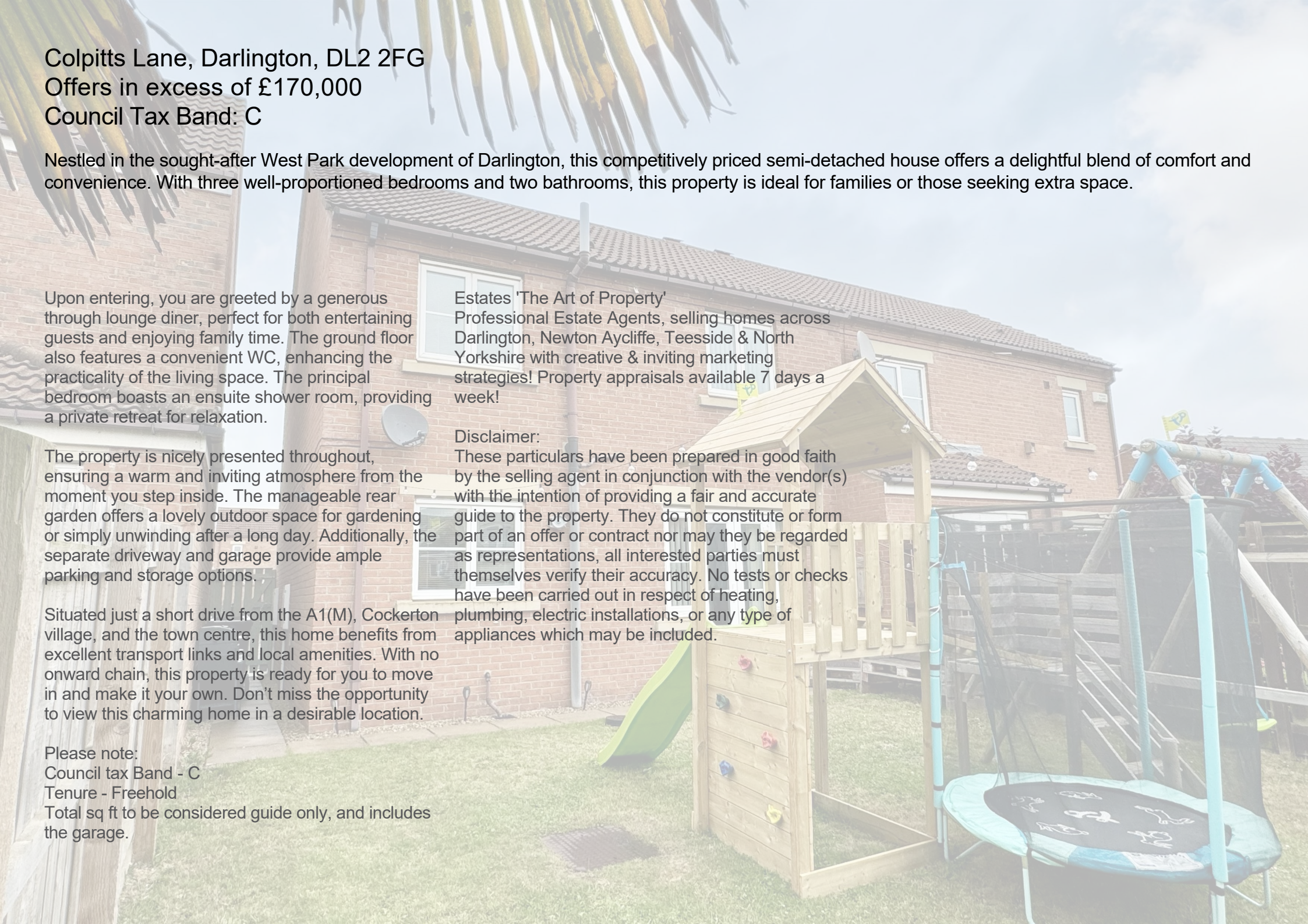
The property is nicely presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside. The manageable rear garden offers a lovely outdoor space for gardening or simply unwinding after a long day. Additionally, the separate driveway and garage provide ample parking and storage options.

Situated just a short drive from the A1(M), Cockerton village, and the town centre, this home benefits from excellent transport links and local amenities. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this charming home in a desirable location.

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

Estates 'The Art of Property'  
Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

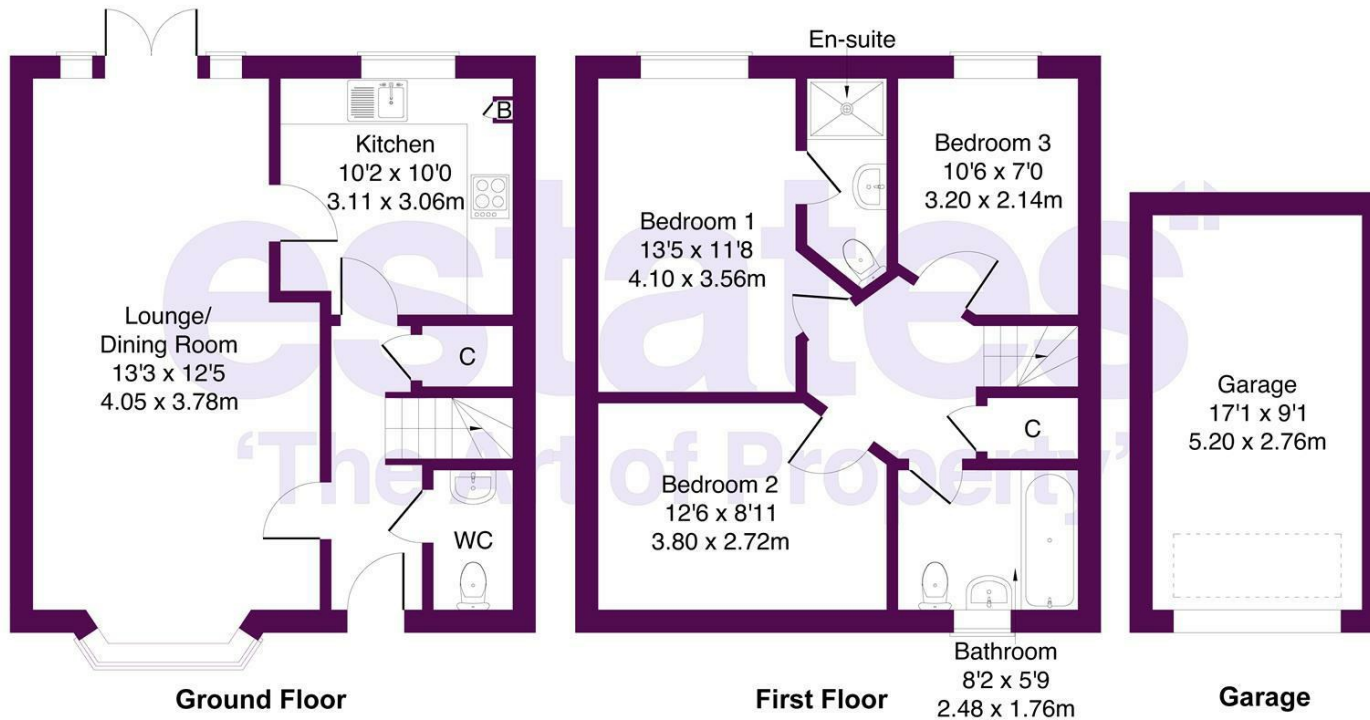
Disclaimer:  
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all 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.





## Colpitts Lane, Darlington, DL2 2FG

Approximate Gross Internal Area: (1119 sq ft - 104 sq m.)



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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