



**** MODERN DETACHED PROPERTY ** ** FABULOUS WEST PARK GARDEN VILLAGE **
** MASTER BEDROOM WITH EN-SUITE ** ** 5 MINUTE DRIVE TO A1 (M) ****

Newly built in 2020 and still within its 10 year NHBC warranty this three bedroom detached property, nicely positioned on this fantastic development which lies within walking distance of shops and amenities. Both Cockerton village and the town centre also within easy reach. It is nicely set back at the front, with two parking spaces to the rear whilst internally there are quality kitchen, bathroom and en-suite facilities.

In opinion this home will appeal to a variety of buyers including a first time buyer, family or as an investment opportunity with viewings strongly recommended.

Council tax band C. Freehold basis. EPC Band B.

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

Nickleby Lane, Darlington, DL2 2WL

3 Bed - House - Detached

£190,000

EPC Rating: B

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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GROUND FLOOR

Entrance hall with stairs to the first floor, ground floor cloakroom/w.c. with white suite. Excellent size lounge ideal for entertaining family and friends running front to rear. Kitchen diner, perfect for the coming and goings of an active family life. The beautifully appointed kitchen providing a range of modern wall and base units with laminate work surfaces incorporating a sink unit with mixer tap, gas hob, chrome chimney style cooker hood along with an integrated fridge freezer and dishwasher.

FIRST FLOOR

Landing opening to a family bathroom with nicely presented white suite and three good size bedrooms, ideal for a growing family. The master of particular interest with an en-suite comprising of a shower cubicle, basin and w.c.

EXTERNALLY

The front garden is laid to lawn along with a small paved garden to the rear. There are two parking spaces also to the rear of the property for off street parking.

ENTRANCE HALL

GROUND FLOOR CLOAKS/W.C.

LOUNGE

18'x9'7 (5.49mx2.92m)

KITCHEN DINER

18'x7'3 (5.49mx2.21m)

FIRST FLOOR LANDING

BEDROOM

11'2x8'8 (3.40mx2.64m)

EN-SUITE SHOWER ROOM/W.C.

BEDROOM

9'6x7'8 (2.90mx2.34m)

BEDROOM

9'1x6'7 (2.77mx2.01m)

BATHROOM/W.C.

FRONT EXTERNAL

REAR GARDEN



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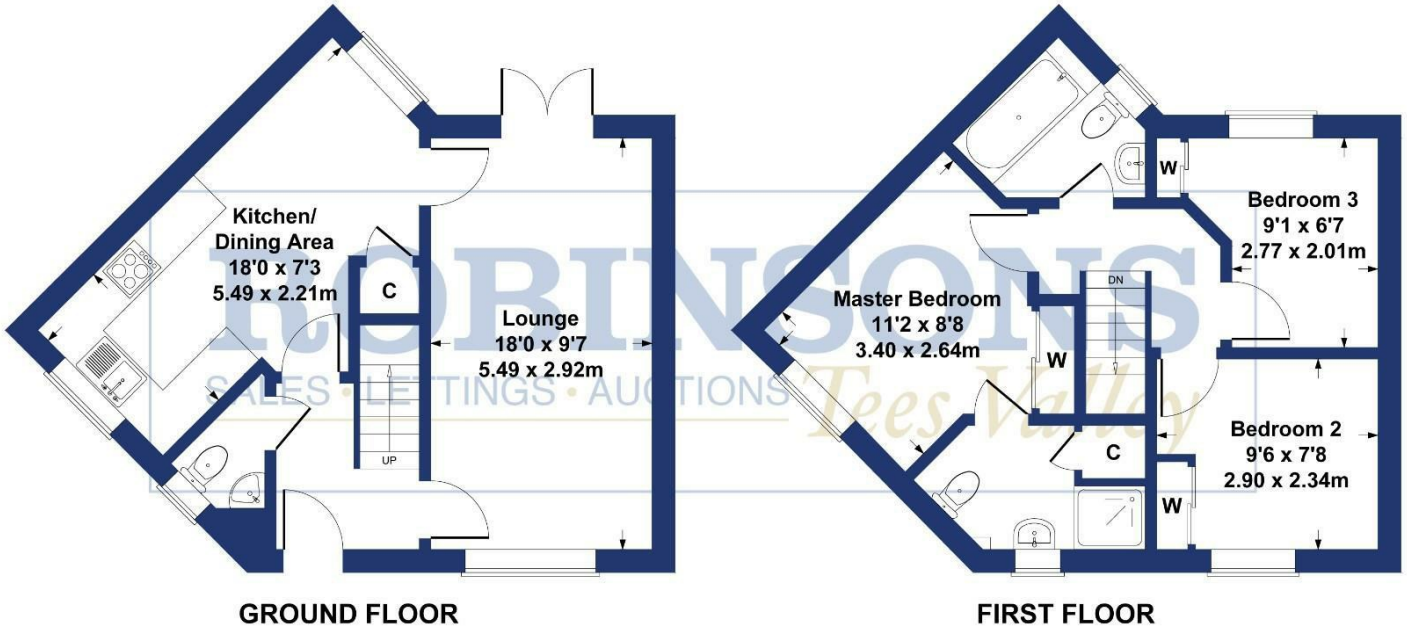


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Approximate Gross Internal Area
826 sq ft - 77 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		81	
(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	

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