



**** COMPETITIVELY PRICED ** ** GENEROUS ACCOMMODATION ****

**** OPEN PLAN KITCHEN DINER ** ** DRIVEWAY and GARAGE ** ** WEST ASPECT REAR GARDEN ****

Beautifully appointed and well cared for three bedroom detached family home, nicely positioned on the extremely popular West Park Garden Village development. Still within its NHBC warranty and located within reach of Cockerton Village, Darlington town centre and the A1(M) linking the North and South. There are some fabulous features to this property, such as the open plan kitchen diner, light and airy hallway and landing, master bedroom with en-suite, West aspect garden and two car driveway leading to a garage for further secure parking or storage.

Please Note: Council Tax Band C. Freehold basis. EPC Band B.

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

Newton Lane, Darlington, DL2 2RX

3 Bed - House - Detached

£200,000

EPC Rating: B

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Newton Lane, Darlington, DL2 2RX



GROUND FLOOR

Fabulous entrance hallway giving a great first impression with useful under stairs storage cupboard and open spindle balustrade leading to the first floor. Excellent size lounge, running front to rear which is a light filled room with a window to the front elevation and French doors to the rear leading to the garden. Beautifully appointed kitchen diner, ideal for entertaining family and friends. Impressive kitchen to the front with a modern range of units with laminate work surfaces incorporating a sink unit with mixer tap, gas hob, chrome chimney style cooker hood, electric oven, space for a fridge freezer, plumbing for washing machine, inset lighting and a wall mounted combi boiler. There is ample space for dining with French doors leading to the garden.



FIRST FLOOR

Generous landing with linen cupboard. Three nicely presented bedrooms all in good decorative order, the master with an en-suite shower room comprises double shower cubicle, basin and w.c. The second bedroom has a hatch allowing loft access and the family bathroom has a lovely modern white suite with panelled bath, basin and w.c.



EXTERNALLY

Generous front lawned garden with pedestrian side access to the rear garden having that nice Westerly aspect, thus gaining majority of the afternoon and evening sun. It is laid to lawn with pedestrian gated access to the double car driveway and garage with up and over door.



ENTRANCE HALL

GROUND FLOOR W.C.

LOUNGE

17'4" x 9'10" (5.3m x 3m)

KITCHEN/DINING ROOM

17'4" x 9'10" (5.3m x 3m)

FIRST FLOOR LANDING

BEDROOM

11'5" x 9'10" (3.5m x 3m)

EN-SUITE SHOWER ROOM

BEDROOM

10'5" x 9'10" (3.2m x 3m)

BEDROOM

11'5" x 6'10" (3.5m x 2.1m)

BATHROOM/W.C.

FRONT EXTERNAL

REAR GARDEN



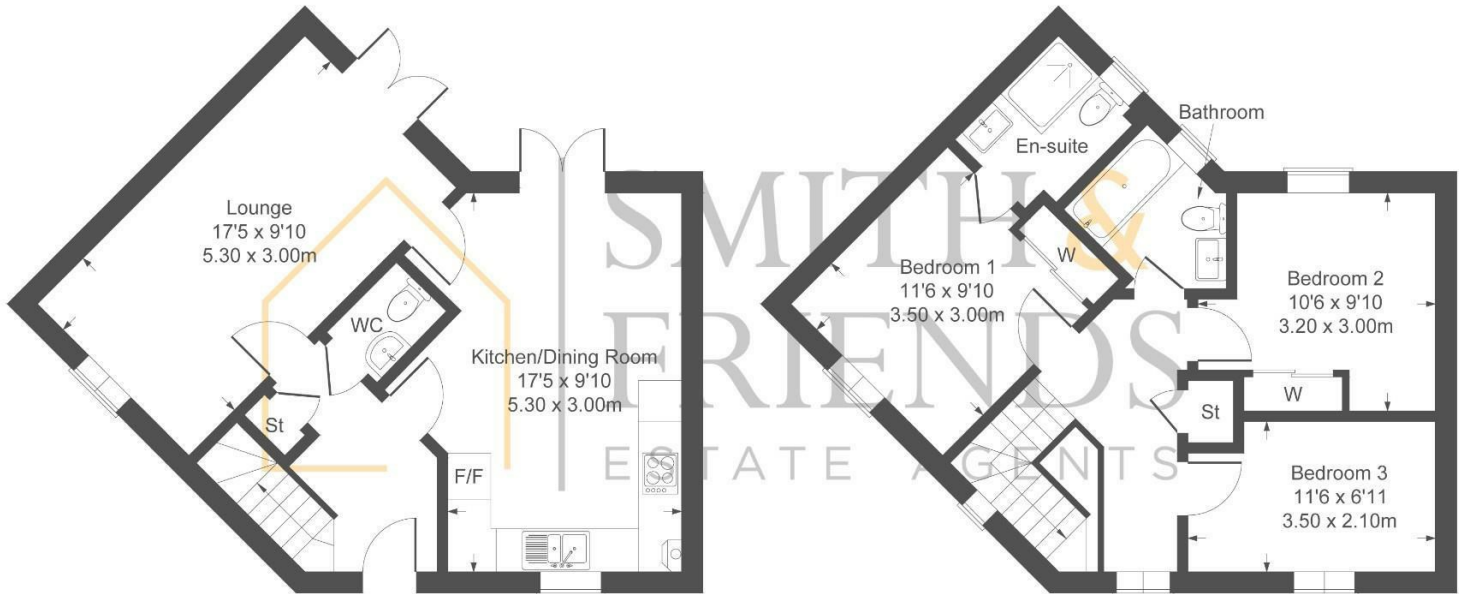
Newton Lane, Darlington, DL2 2RX



www.smith-and-friends.co.uk

125 Newton Lane

Approximate Gross Internal Area
958 sq ft - 89 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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			95
(92 plus) A		84	
(81-91) B			
(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	

7 Duke Street, Darlington, Co. Durham, DL3
7RX

01325 484440

darlington@smith-and-friends.co.uk



SMITH &
FRIENDS
ESTATE AGENTS