



**\*\* BEAUTIFULLY PRESENTED \*\*\* SPACIOUS KITCHEN/DINER \*\*\* GROUND FLOOR CLOAKROOM \*\***  
**\*\* GROUND FLOOR CLOAK ROOM \*\*\* EN-SUITE \*\*\* PARKING TO REAR \*\***  
**\*\* SOUGHT AFTER DELVELOPMENT \*\***

Smith and Friends are delighted to offer for sale this immaculately presented three bed semi detached property. Situated on a new development built in 2022 and covered by the NHBC Guarantee, in the West Park area of Darlington, the property benefits from uPVC double glazing and gas central heating.

The property lies close to local amenities, including shops and good schooling and Cockerton Village. Good transport links to the A1(M), A168 are also within easy reach.

In our opinion, the property will suit a variety of purchasers and must be viewed to fully appreciate what this home has to offer. We anticipate high demand, early viewing is highly recommended.

Council tax band C. Freehold basis. EPC band B  
Please contact Smith & Friends for a viewing (formerly Robinsons Tees Valley).

**Nickleby Lane, Darlington, DL2 2WL**

**3 Bed - House - Semi-Detached**

**Asking Price £195,000**

**EPC Rating: B**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Nickleby Lane, Darlington, DL2 2WL



## GROUND FLOOR

A light and bright entrance vestibule leads to a convenient ground floor cloakroom comprising of a low level w/c and wash hand basin. The spacious lounge benefits from having a dual aspect, is flooded with light with staircase leading to the first floor. The generously sized kitchen/diner to the rear aspect which benefits from having an under stair storage cupboard features a range of modern wall and base units, contrasting worktops, stainless steel sink, integrated appliances including electric oven, hob, extractor, fridge/freezer, slimline dishwasher and washer/dryer. The dining area which has ample space for a dining table and features French doors leading into the garden.



## FIRST FLOOR

A light and airy landing area benefitting from having loft access and storage cupboard leads to three bedrooms, en-suite and family bathroom. The generously sized master bedroom to the front aspect features fitted wardrobes and en-suite comprising of a shower cubicle, wash hand basin and w.c., a second well proportioned double bedroom to the rear benefitting from having fitted wardrobes and a good sized single bedroom. The well appointed family bathroom comprises of a bath with overhead shower, wash hand basin and w.c.



## EXTERNALLY

The front of the property is bordered with a variety of shrubs with a side gate leading to a storage shed.

To the rear there is an enclosed low maintenance gravelled garden, again featuring a variety of plants and shrubs, making it an ideal space to relax in the summer months. A rear gate leads to a generous driveway allowing parking for two/three cars.



## ENTRANCE VESTIBULE

3'8" x 4'0" (1.14 x 1.24)

## GROUND FLOOR CLOAK/W.C

4'11" x 2'10" (1.51 x 0.88)

## LOUNGE

11'10" x 16'0" (3.61 x 4.90)

## KITCHEN/DINER

15'0" x 10'5" (4.58 x 3.20)

## FIRST FLOOR LANDING

## BEDROOM

8'7" x 12'8" (2.62 x 3.88)

## EN-SUITE SHOWER ROOM

8'6" x 4'5" (2.60 x 1.36)

## BEDROOM

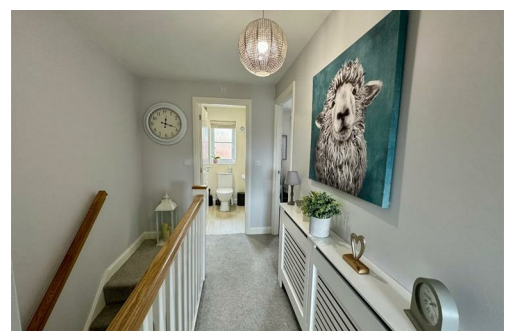
8'6" x 10'2" (2.60 x 3.11)

## BEDROOM

6'3" x 8'9" (1.91 x 2.67)

## BATHROOM/W.C

6'2" x 5'6" (1.90 x 1.68)



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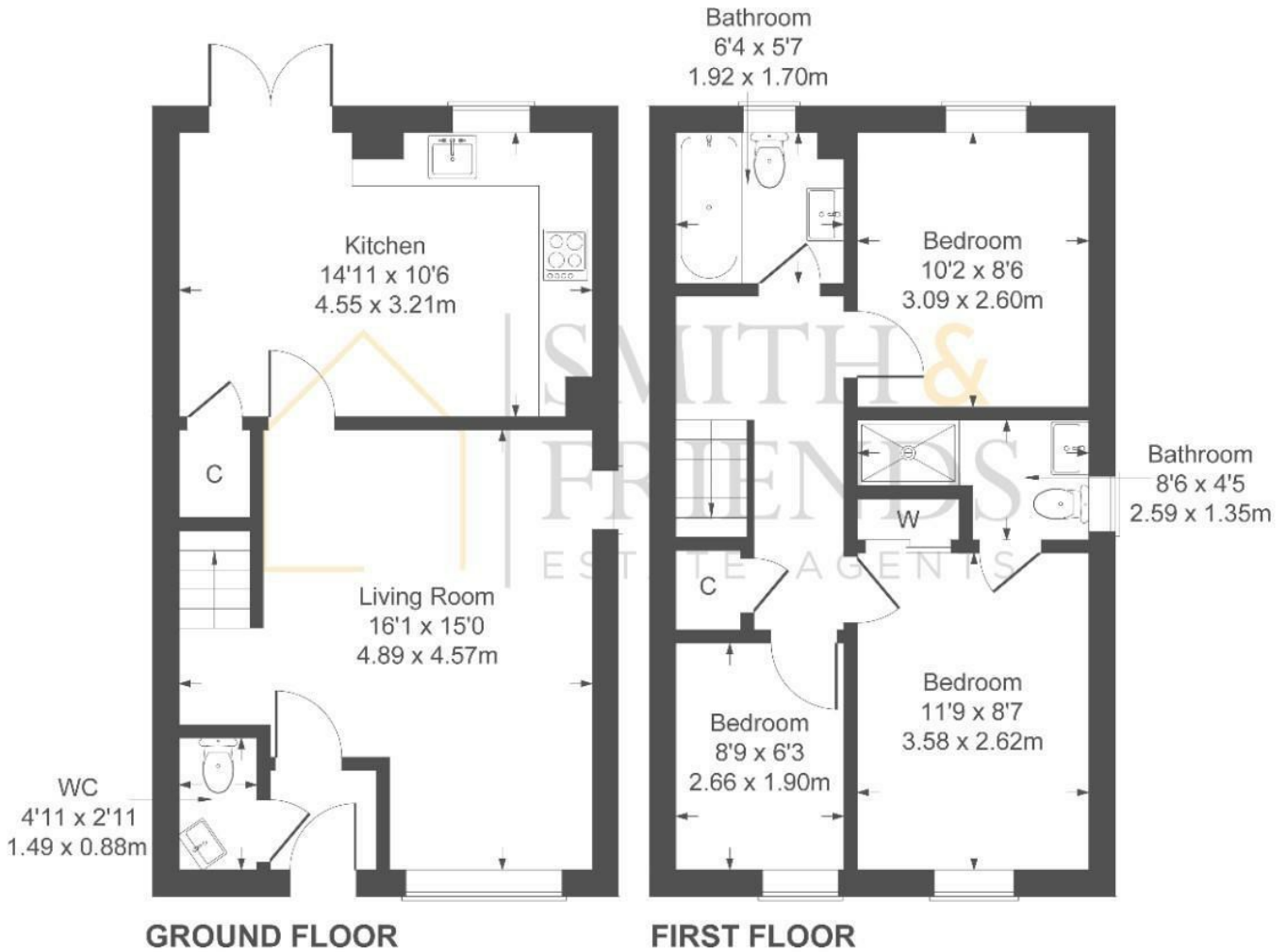
- FRONT EXTERNAL
- REAR GARDEN
- DRIVEWAY





# Nickleby Lane

Approximate Gross Internal Area  
840 sq ft - 78 sq m



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			96
(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	

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