



**** OPEN TO OFFERS ****

**** POPULAR WEST PARK DEVELOPMENT ** ** OPEN PLAN KITCHEN/DINER **
** PRINCIPAL BEDROOM WITH EN-SUITE ** ** DRIVEWAY and GARAGE ****

Viewings strongly recommended to appreciate this beautifully presented three bedroom property pleasantly positioned in this popular part of Darlington which lies within easy reach of local shops, amenities and schooling. The A1(M) linking the North and South also within easy reach, as is Cockerton village and the town centre.

It is in excellent decorative order enjoying a well tended rear garden, driveway and garage.

Please Note: Council Tax Band C. Freehold basis. EPC Band C
Please contact Smith & Friends to arrange a viewing.

Colpitts Lane, Darlington, DL2 2FG

3 Bed - House - Townhouse

£184,995

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Colpitts Lane, Darlington, DL2 2FG



GROUND FLOOR

Entrance hall, cloakroom/w.c., good size lounge to the front with solid wood flooring nicely running through to the kitchen diner, perfect to maximise on family time. There is ample space for a table and chairs with French doors to the garden perfect for al-fresco dining. The kitchen provides a good range of units with laminate work surfaces incorporating a sink unit with mixer tap, electric ceramic hob, extractor hood and single oven.

FIRST FLOOR

Hatch allowing loft access and cupboard housing the domestic hot water cylinder. Three nicely appointed bedrooms, master of particular interest with an en-suite comprises double shower cubicle, basin and w.c. To complete the internal accommodation is the family bathroom with white suite, comprises panelled bath, basin and w.c.

EXTERNALLY

Forecourt style garden to the front which is laid to lawn. Pleasant rear garden also laid to lawn with a decking area. The driveway and garage allows off street parking which is situated opposite the front of the property.

ENTRANCE HALL

GROUND FLOOR CLOAKS/W.C.

LOUNGE

11'x13'9 (3.35mx4.19m)

KITCHEN

19'5x10'3 (5.92mx3.12m)

FIRST FLOOR LANDING

BEDROOM

11'2x9'9 (3.40mx2.97m)

BEDROOM

11'1x9'5 (3.38mx2.87m)

BEDROOM

7'5x10'5 (2.26mx3.18m)

BATHROOM/W.C.

7'9x5'9 (2.36mx1.75m)

FRONT EXTERNAL

REAR GARDEN

GARAGE

7'10 x 16'4 (2.39m x 4.98m)

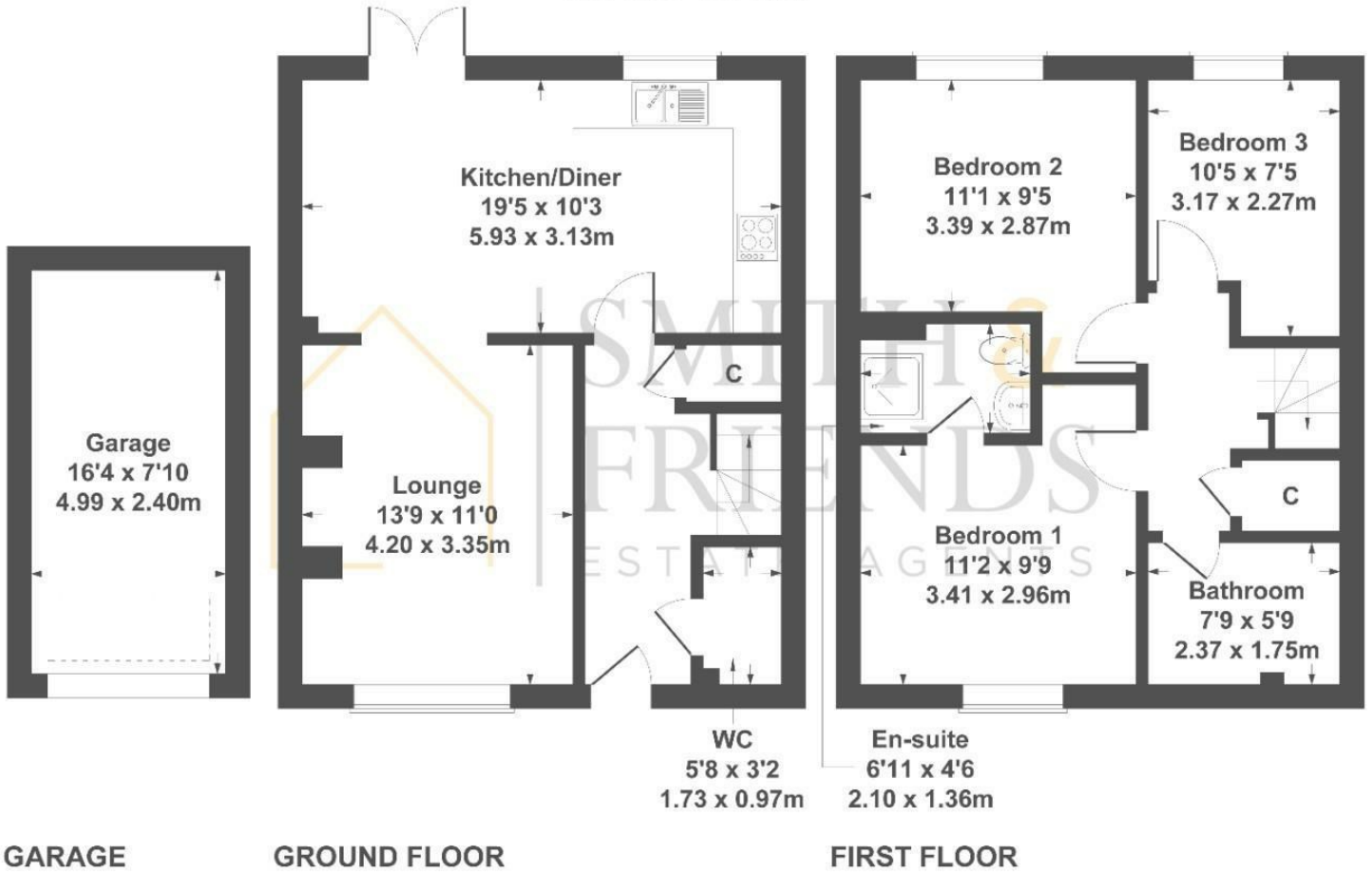


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Colpitts Lane

Approximate Gross Internal Area
1087 sq ft - 101 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			
(92 plus) A			90
(81-91) B		76	
(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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