



**\*\* CORNER PLOT\*\* \*\* FOUR BEDROOMS \*\* \*\* ENSUITE SHOWER ROOM \*\*  
**\*\* HIGH SPEC FITTINGS\*\* \*\*DRIVE and GARAGE\*\* \*\* LOVELY VIEWS TO THE FRONT \*\*****

Smith and friends are please to offer this four bedroom detached family home situated on a modern development.

To appreciate the spec a viewing is essential. Set in a lovely position with corner plot the home is ideal for a growing family with a good size rear garden.

The property is close to local amenities to be found at Cockerton village and the town centre is also only a short drive away.  
 There are excellent transport links to the A1(M)

Please Note: Council tax band D. Freehold basis. EPC Band B  
 Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

**Linkinwater Lane, Darlington, DL2 2WP**

**4 Bed - House - Detached**

**£300,000**

**EPC Rating: B**

**Council Tax Band: D**

**Tenure: Freehold**



**SMITH &  
 FRIENDS**  
 ESTATE AGENTS

**Linkinwater Lane, Darlington, DL2 2WP**



**Entrance Hall**

**Lounge**  
**10'5" x 16'10" (3.18m x 5.14m)**

**Dining Room**  
**9'7" x 10'7" (2.93m x 3.25m)**

**Cloakroom/ WC**

**Breakfast kitchen**  
**15'1" x 15'1" (4.61m x 4.61m)**

**First Floor Landing**

**Master Bedroom**  
**10'1" x 15'1" (3.09m x 4.60m)**

**En-Suite Shower Room**

**Bedroom**  
**8'7" x 12'11" (2.63m x 3.95m)**

**Bedroom**  
**9'0" x 10'4" (2.76m x 3.15m)**

**Bedroom**  
**7'0" x 7'5" (2.14m x 2.27m)**

**Family Bathroom**

**Outside**

**Front/ Side and Rear Gardens**

**Driveway**

**Single Garage**





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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) <b>A</b>		94
(81-91) <b>B</b>	84	
(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	

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