



**** END TERRACE HOUSE *** OPEN PLAN LIVING/ KITCHEN ** ** CLOAKROOM/ WC *** TWO DOUBLE BEDROOMS *** GOOD SIZED REAR GARDEN *** ALLOCATED PARKING ****

We are pleased to offer for sale this superb two bedroom end terrace house located in the popular West Park area of Darlington.

The property is presented in immaculate decorative order throughout with the benefit of gas central heating, UPVC double glazing and a spacious open plan living room and kitchen.

Raisby Lane is located on a popular residential development located off West Auckland Road on the outskirts of Darlington. Close to local amenities including shops, schools for all age groups and parkland. There are excellent transport links to the A1(M).

In our opinion the property would be an ideal purchase for a first time buyer or investor looking for a buy to let property. Early viewing is highly recommended.

The accommodation briefly comprises: Entrance Hall, ground floor Cloakroom/ wc, 27' open plan Lounge/ Dining Room/ Kitchen with laminate flooring, french doors to the rear garden and attractive fitted kitchen with built in oven and hob, Landing, two Bedrooms and Bathroom/ wc. Externally there is an allocated car parking space and good sized enclosed rear garden with paved patio area.

Please Note: Council tax band B. Freehold basis. EPC Band: To be confirmed

Please contact Smith & Friends to arrange a viewing.

Raisby Lane, Darlington, DL2 2GQ

2 Bedroom - House - End Terrace

£140,000

EPC Rating:

Tenure: Freehold

Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

Raisby Lane, Darlington, DL2 2GQ



GROUND FLOOR

Entrance Hall

Cloakroom/ wc

8'1 x 2'10 (2.44m'0.30m x 0.61m'3.05m)

Lounge/ Dining/ Kitchen

27'8 x 13'6 narrowing to 6'9 (8.23m'2.44m x 3.96m'1.83m narrowing to 1.83m'2.74m)

Lounge area

17'0 x 13'6 (5.18m'0.00m x 3.96m'1.83m)

Kitchen area

10'8 x 6'9 (3.05m'2.44m x 1.83m'2.74m)

FIRST FLOOR

Landing

Bedroom 1

13'6 x 9'10 (3.96m'1.83m x 2.74m'3.05m)

Bedroom 2

13'6 x 8'2 (3.96m'1.83m x 2.44m'0.61m)

Bathroom/ wc

6'10 x 6'6 (1.83m'3.05m x 1.83m'1.83m)

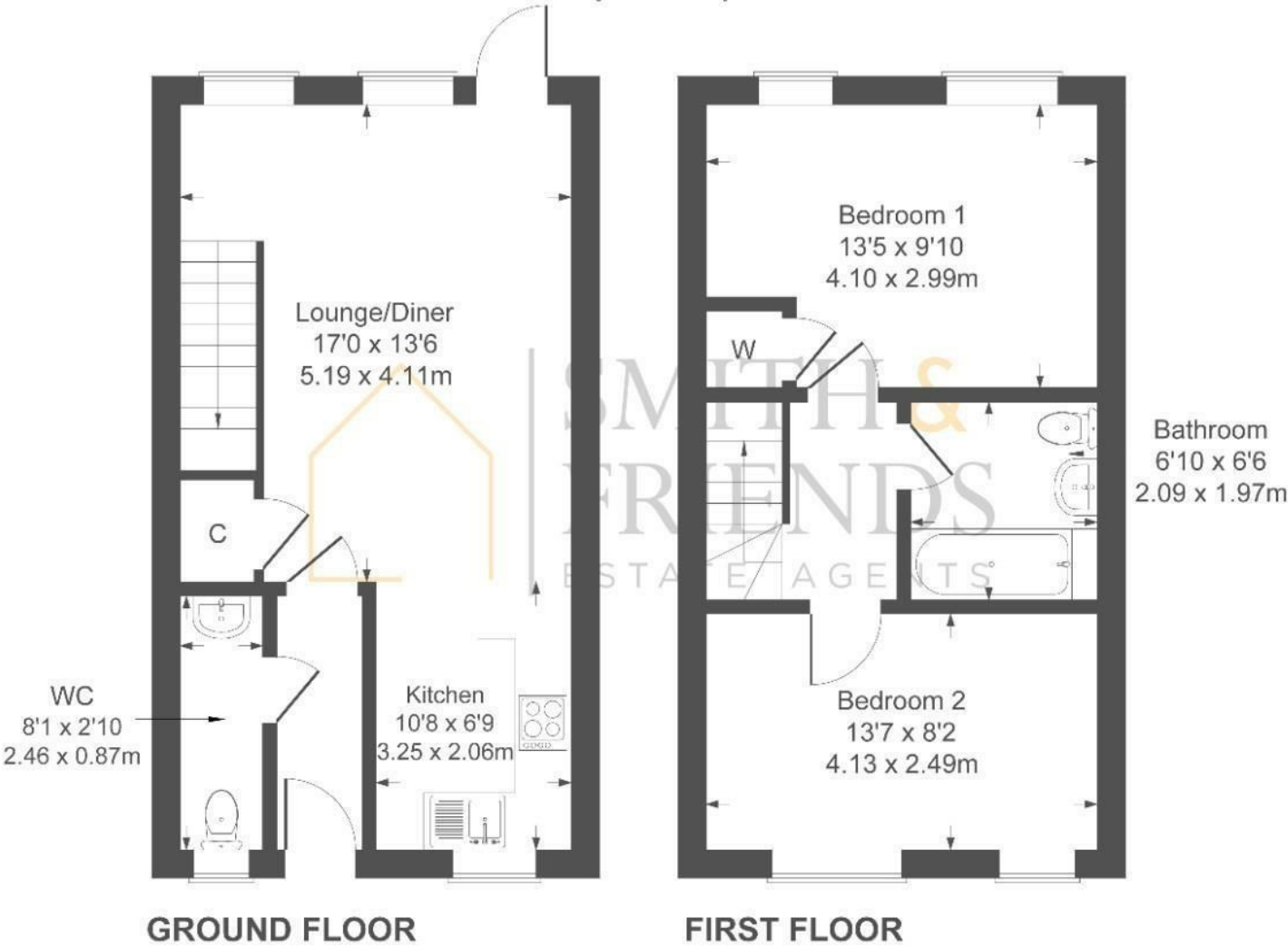


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Approximate Gross Internal Area
700 sq ft - 65 sq m



Not to Scale. Produced by The Plan Portal 2025
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. We 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		
(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