



Raisby Lane, Darlington, DL2 2GQ
2 Bed - House
Asking Price £135,000

Council Tax Band: B
EPC Rating: C
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Raisby Lane, DL2 2GQ

****OPEN PLAN LIVING/KITCHEN** **GROUND FLOOR CLOAKROOM** **TWO DOUBLE BEDROOMS** **REAR GARDEN** **POPULAR LOCATION****

We are delighted to offer for sale this well presented two bed property situated in the ever popular West Park area of Darlington. The property which benefits from gas central heating and UPVC double glazing features open plan living and remodelled garden.

The property lies close to local amenities including shops, schooling and park. Good transport links to the A1(M) and train station are within easy reach. In our opinion this home will suit a variety of purchasers and must be viewed to be fully appreciated. Early viewing is highly recommended.

Please Note: Council tax band B. Freehold basis. EPC Band C

Please contact Smith & Friends to arrange a viewing.

FRONT

Small low maintenance hedged garden.

HALL

8'8" x 2'10"

CLOAKROOM

8'0" x 2'10"

UPVC double glazing, radiator, wash hand basin and low level W.C.

KITCHEN

10'7" x 6'9"

UPVC double glazed window and radiator. Range of wall and base units with a contrasting worktops and integrated appliances including electric oven, hob and extractor. Additionally there is space for a fridge freezer and plumbing for washing machine.

LOUNGE

17'0" x 13'5"

Spacious lounge featuring UPVC double glazed French doors, under stair storage cupboard and stairs to first floor.

BEDROOM 1

9'9" x 13'5"

Generously sized master bedroom to the rear aspect, benefitting from UPVC double glazing and GCH.

BEDROOM 2

8'2" x 13'6"

To the front aspect, benefitting from dual UPVC double glazed windows, radiator and loft access.

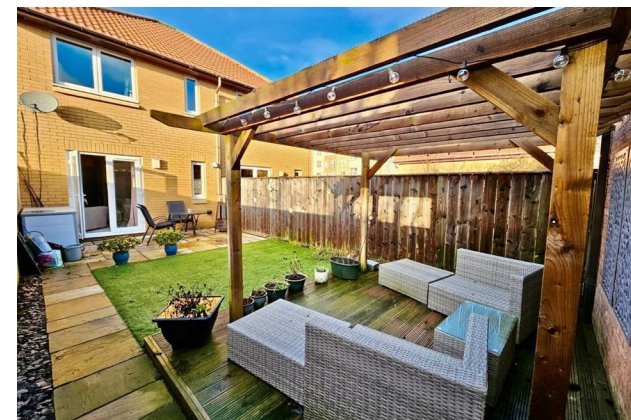
BATHROOM

6'10" x 6'5"

Well appointed bathroom comprising of a bath with overhead shower, wash hand basin, low level W.C. and radiator.

GARDEN

Featuring a patio, artificial lawn and decked area with pergola. Additionally there is a rear access gate.

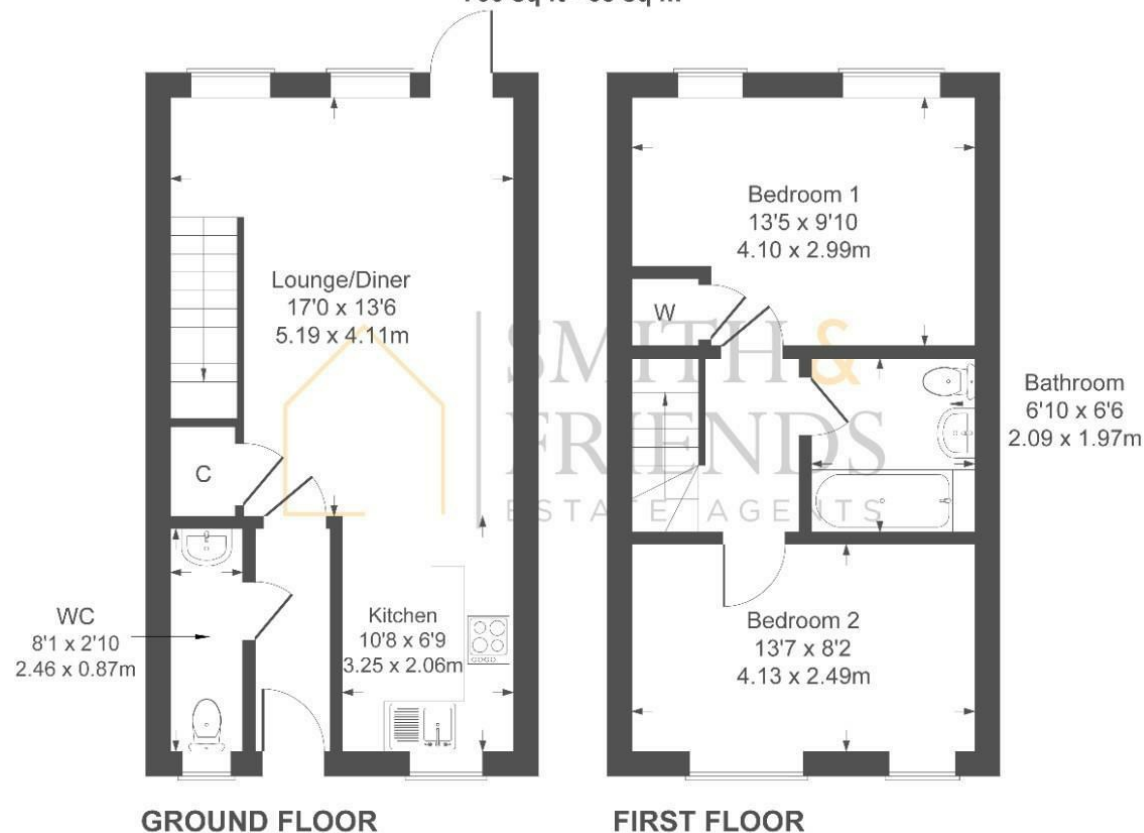




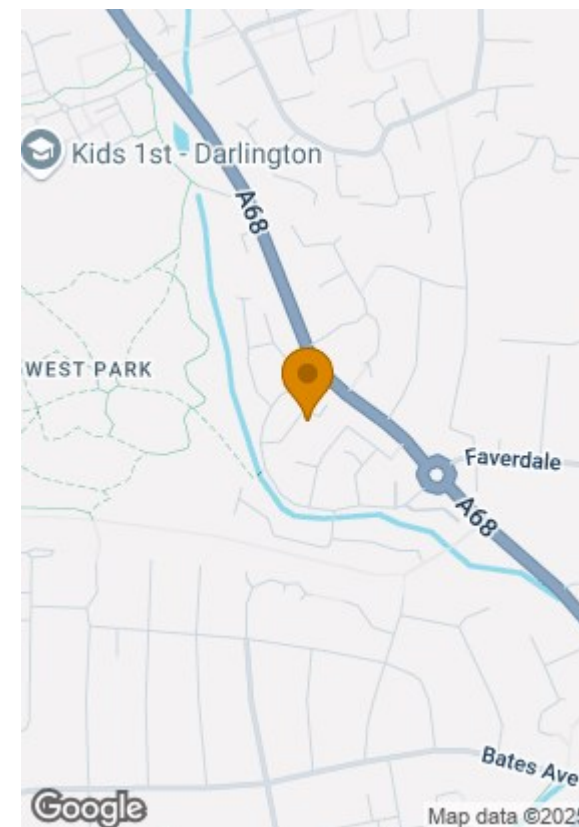


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Approximate Gross Internal Area
700 sq ft - 65 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	79	
(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

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.

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