



*Ann Cordey*  
ESTATE AGENTS

**2 Nickleby Lane, Darlington, Durham, DL2 2WL**  
**Offers In The Region Of £225,000**





## 2 Nickleby Lane, Darlington, Durham, DL2 2WL

Built to exacting standards by Barrett Homes to the 'Lutterworth' design, we offer for sale a spacious THREE BEDROOMED semi-detached residence offering modern design and fixtures and injected with style and personality by the current owner.

The property occupies a pleasant position within the West Park development of Darlington, and enjoys a large frontage at the end of a cul-de-sac location. With two car parking space and a single GARAGE.

A brief summary of the internal accommodation is as follows: Reception hallway, cloaks/wc. The lounge is of a good size and dual aspect to the front and rear. The kitchen/diner, again is dual aspect and fitted with an ample range of cabinets and integrated appliances.

To the first floor there are three bedrooms, all very well proportioned with the master bedroom having ensuite facilities. Bedroom two and three are serviced by the house bathroom.

Owned from new by the current vendor with the remainder of the NHBC guarantee still in place. The property is warmed by gas central heating and is double glazed.

The location within the West Park development is convenient for the local schools of the area and to the shops at both Cockerton Village and West Park. The Marks & Spencer food hall and Aldi supermarket is close by along with excellent transport links to the A1M, both North & South.

TENURE: Freehold

COUNCIL TAX:

### RECEPTION HALLWAY

A composite entrance door opens into the reception hallway which has a practical vinyl floor and has the staircase leading to the first floor. There is access to both the lounge and kitchen/diner.

### CLOAKS/WC

With a low level WC and ceramic handbasin.

### LOUNGE

**18'3" x 10'6" (5.58 x 3.21)**

A sizeable reception room, flooded with light being dual aspect with a window to the front aspect and french doors to the rear garden. A door from the lounge leads through to the kitchen.

### KITCHEN & DINER

**18'0" x 13'4" (5.49 x 4.08)**

Again dual aspect and a very good sized room. The kitchen is fitted with an ample range of white gloss wall, floor and drawer cabinets with contrasting work surfaces with stainless steel sink unit. The integrated appliances include an electric oven and electric hob with extractor fan. There is also an integrated fridge/freezer, washing machine and dishwasher.

The room has a window to the front aspect and again, french doors to the rear garden.

### FIRST FLOOR

### LANDING

A feature in itself with a window to the front aspect the balustrade landing leads to all three bedrooms and to the bathroom/wc.



### BEDROOM ONE

12'4" x 10'2" (3.76 x 3.10)

The principal bedroom of the home is a generous double room over looking the front aspect and having ensuite facilities.

### ENSUITE

With double shower cubicle with mains fed shower, there is a pedestal hand basin and WC.

### BEDROOM TWO

11'7" x 10'5" (3.55 x 3.19)

A second double bedroom, this time over looking the rear aspect. There is access to the attic area also.

### BEDROOM THREE

11'10" x 8'11" (3.61 x 2.72)

Bedroom three is well proportioned and over looks the front aspect.

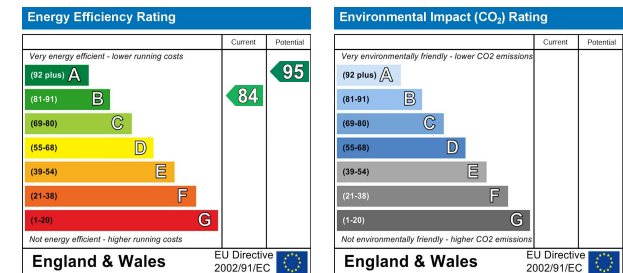
### BATHROOM/WC

Comprising of a white suite to include panelled bath, wc and hand basin. The room is finished with ceramic tiling.

### EXTERNALLY

The property occupies a pleasant position at the end of the cul-de-sac having no passing traffic. There is a large frontage which is mainly laid to lawn and two allocated parking spaces. These are in addition to the single GARAGE (which is currently occupied by the sales staff of the new build company on a paid arrangement with the seller which has an end contract date)

There is access at the side of the property down to the rear garden which is enclosed by fencing, and again mainly laid to lawn.



**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



13 Duke Street, Darlington, County Durham, DL3 7RX  
Tel: 01325 488433  
Email: sales@anncordey.com  
www.anncordey.com





