



## Linkinwater Lane

Darlington DL2 2WP

Offers Over £275,000





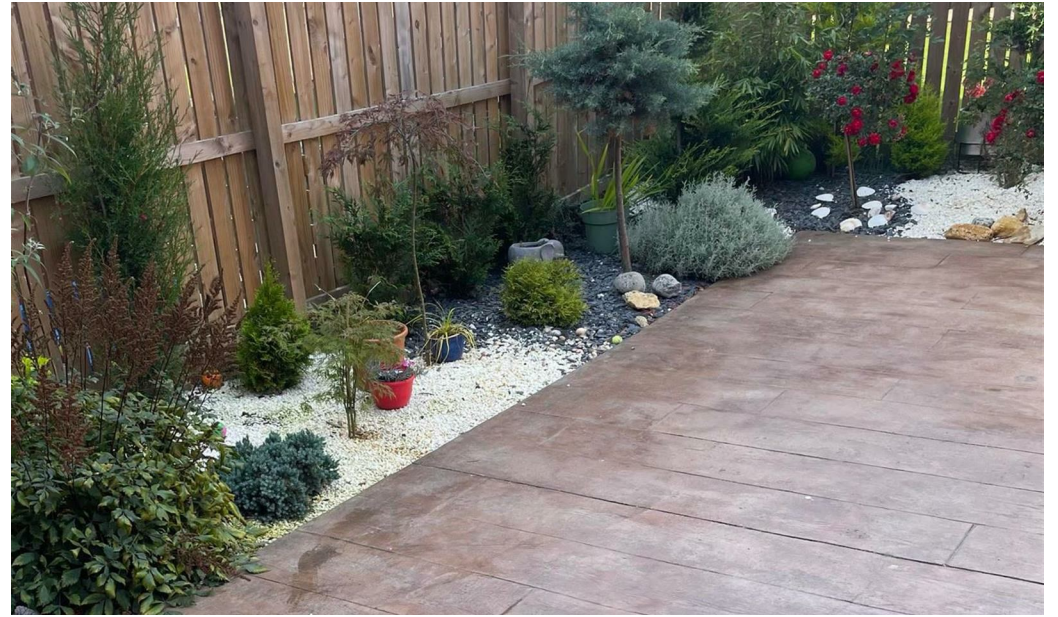
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# Linkinwater Lane

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- Four Bedroom Detached Property
- Off Street Parking

- West Park Location
- Council Tax Band D

- En-Suite
- EPC Rating B

Welcome to this charming detached house located on Linkinwater Lane in the sought-after West Park area of Darlington. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms, there is plenty of room for everyone to have their own space.

The two bathrooms provide convenience, the garage offers secure parking or extra storage space.

Nestled in the desirable West Park location, this property offers a peaceful and picturesque setting. Whether you're looking to enjoy a leisurely stroll in the park or explore the nearby amenities, this location has something for everyone.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

## Entrance Hall

Composite door to front, staircase to first floor landing, storage cupboard and radiator.

## Lounge

15'4" x 11'0" (4.69 x 3.37)

Upvc double glazed window to front and radiator.

## Downstairs Cloaks

Fitted with w.c, wash hand basin and radiator.

## Kitchen/Diner

19'3" x 16'0" (5.88 x 4.90)

Fitted with wall, base and drawer units, Electric hob and oven, composite sink with mixer tap, electric hob and oven, radiator and French Doors to rear.

## Utility Room

Upvc double glazed window to side, there is space for washing machine and tumble dryer.

## First Floor Landing

Storage cupboard and radiator.

## Bedroom One

13'9" x 9'11" (4.2 x 3.04)

Upvc double glazed window to front, built in wardrobes and radiator.

## En-Suite

Upvc double glazed window to side, shower cubicle, w.c, wash hand basin.

## Bedroom Two

9'11" x 8'9" (3.04 x 2.68)

Upvc double glazed window to rear and radiator.

## Bedroom Three

10'4" x 8'11" (3.15 x 2.74)

Upvc double glazed window to front and radiator.

## Bedroom Four

9'0" x 8'3" (2.75 x 2.53)

Upvc double glazed window to rear and radiator.

## Bathroom

Upvc double glazed obscure window to side, fitted with panelled bath, w.c, wash hand basin and radiator.

## Externally

To the front is

To the rear is paved with access to garage.

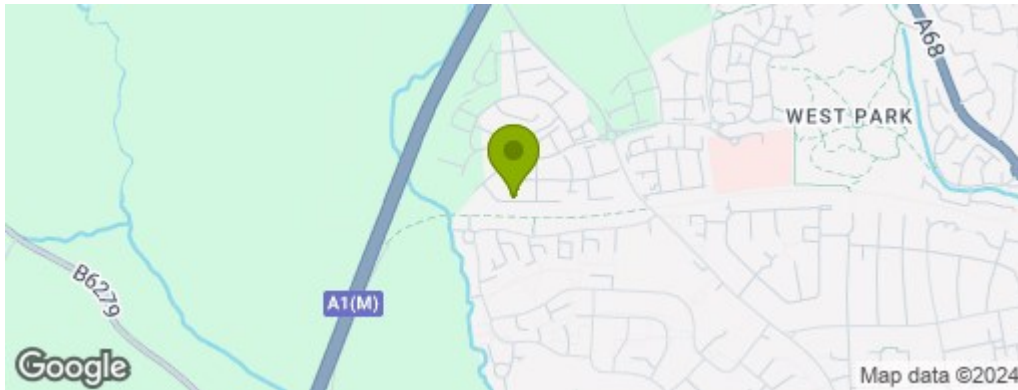
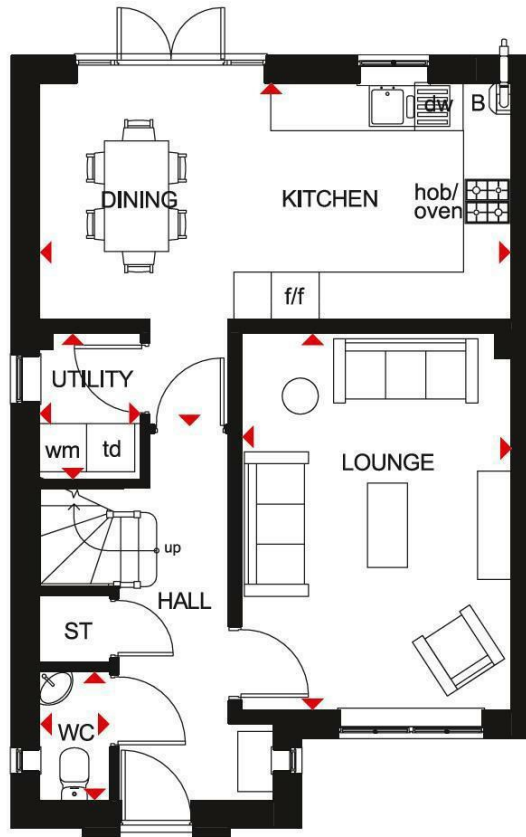
## Council Tax

Band D

## Tenure

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



## Property Information

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