



**Winding Way**

Darlington DL2 2GX

**Offers In The Region Of £155,000**







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# Winding Way

Darlington DL2 2GX



- Two Bedroom Property
- West Park Location

- Open Plan Living
- Council Tax Band B

- Two Allocated Parking Bays
- EPC Rating B

Offered to the market on the popular WEST PARK development this immaculately presented two bedroom property is situated close to local retail shops, schools and other amenities. The property lies within easy reach of transport links in and out of Darlington and would suit a variety of purchasers. The property was recently constructed so retains the remainder of the NHBC warranty.

The property benefits from gas central heating, upvc double glazing and briefly comprises of: entrance hall, downstairs cloaks/wc, lounge/diner, fitted kitchen and two double bedrooms to the first floor and a family bathroom. There are gardens to the front and rear.

Viewing is highly recommended.

## Entrance Hall

Composite door to front and radiator.

## Downstairs Cloaks

w/c, wash hand basin and radiator

## Kitchen/Breakfast

10'2 x 7'1 (3.10m x 2.16m)

Upvc double glazed window to front, wall base and drawer units, integrated fridge freezer, washing machine and dryer. Stainless steel sink unit, electric hob and oven.

## Lounge

17'3 x 13'11 (5.26m x 4.24m)

Radiator, under stairs, staircase to first floor and sliding door to rear.

## First Floor Landing

## Bedroom One

13'11 x 11'1 (4.24m x 3.38m)

Upvc double glazed window to front and radiator.

## Bedroom Two

14 x 10;2 (4.27m x 3.05m;0.61m)

Upvc double glazed window to rear and radiator.

## Bathroom

P shaped bath with shower over and screen, w/c, wash hand basin and radiator.

## Externally

Two allocated parking spaces to front.

Rear, mainly laid to lawn and patio area.

## Property Information

Local Authority

Darlington

Council Tax

Band:

B

Annual Price:

£1,757

Conservation Area

No

Flood Risk

No Risk

Floor Area

742 ft 2 / 69 m 2

Plot size

0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

BT

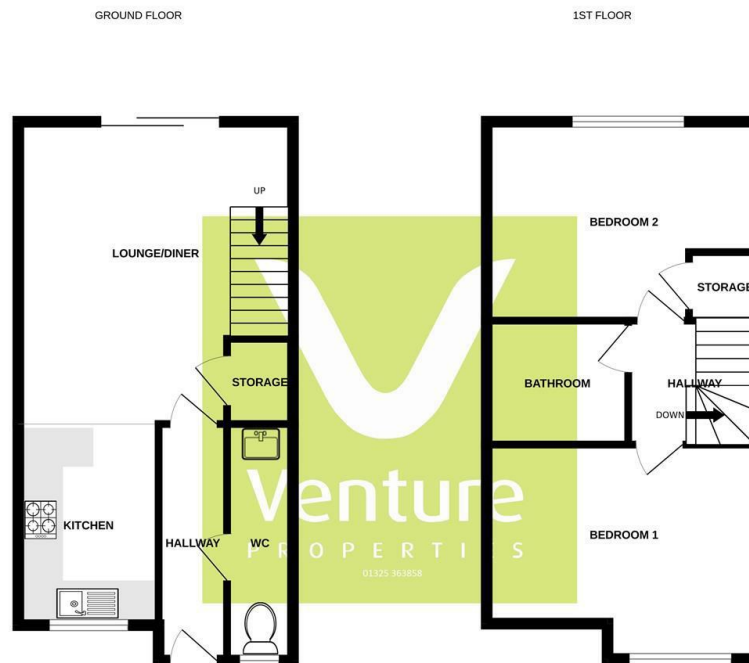
Sky

## Tenure

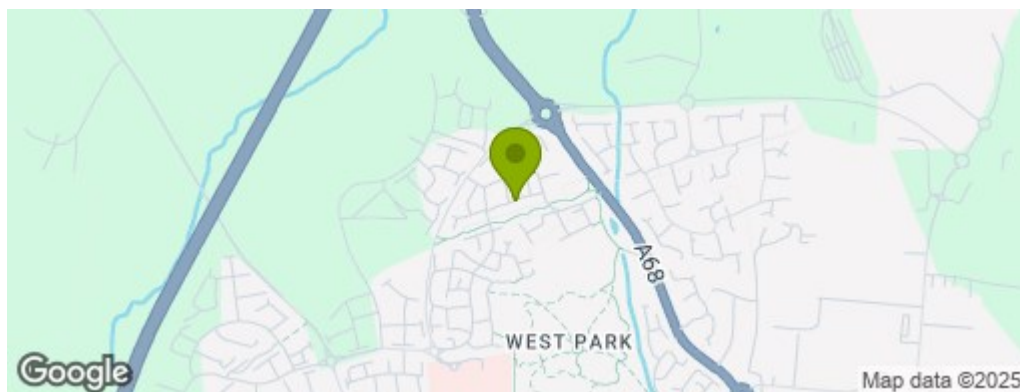
Freehold

## Note

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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