



Locomotion Lane

Darlington DL2 2GJ

Open To Offers £225,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Four Bedroom Detached
 - Gas Central Heating & Double Glazed
 - Council Tax Band D
- Gardens, Driveway & Garage
 - Spacious Accommodation With Downstairs Cloakroom/W.C
 - Epc Grade C
- West Park Location Close To Local Amenities & A1(m)
 - En-suite To Main Bedroom
 - No Chain & Vacant Possession

NO CHAIN - PRICED TO SELL - FANTASTIC LOCATION NOT OVERLOOKED TO THE FRONT

Nestled in the sought-after area of West Park, Darlington, this charming and well maintained four-bedroom detached house presents an excellent opportunity for families. It has been recently decorated to a high standard and must be viewed to be appreciated. The property boasts a spacious layout, featuring four well-proportioned bedrooms, including a master bedroom complete with an en-suite shower room for added privacy and convenience.

The house is complemented by an additional family bathroom and downstairs WC, ensuring ample facilities for all residents. The gardens surrounding the property provide a delightful outdoor space, perfect for relaxation or entertaining guests. Additionally, there is a garage offering secure parking and extra storage options, and a rear private driveway with parking for two further vehicles.

With its cul-de-sac location in the leafy area of West Park, residents will enjoy easy access to local amenities, schools, and parks, making it an ideal setting for family life. It's a short walk to the park and a network of walkways - perfect for weekends and leisure. This property is not just a house; it is a place where family memories can be made.

The family home is available as a vacant possession and chain free, enabling a quick and stress-free purchase. Don't miss the chance to view this wonderful home in a desirable neighbourhood. Viewing highly recommend.

Entrance Hall

With central heating radiator, stairs to the first floor and alarm panel.

Cloaks W/C

Fitted with a white suite comprising low level wc, pedestal wash hand basin with tiled splashback, radiator and upvc double glazed window.

Lounge

14'6" max x 18'6" (4.42 max x 5.64)

Front facing with upvc double glazed window, 2 double radiators, under stairs storage cupboard and double doors leading into kitchen/dining room.

Kitchen/Dining Area

17'10" x 11'7" (5.44 x 3.53)

Fitted with a range of white wall and base units, laminate work surfaces, integrated electric oven and hob with extractor hood over, fixed wiring for wall mounted tv, upvc double glazed window and french doors leading to the rear garden.

First Floor Landing

Airing cupboard with storage and access to insulated loft.

Bedroom One

10'9" max x 11'10" (3.28 max x 3.61)

Situated to the front. With upvc double glazed window, double radiator.

En-Suite

8'1" x 4'7" (2.46 x 1.40)

With double shower cubicle, pedestal wash hand basin, low level wc, radiator and expel air fan.

Bedroom Two

8'10" x 12'9" (2.69 x 3.89)

Situated to the front. With feature double glazed bay window and radiator.

Bedroom Three

6'9" x 9'9" (2.06 x 2.97)

Situated to the rear. With upvc double glazed window and radiator.

Bedroom Four

10'9" x 9'9" max (3.28 x 2.97 max)

Situated to the rear. With upvc double glazed window and radiator.

Bathroom

Fitted with a white suite comprising panelled bath with shower attachment, pedestal wash hand basin with tiled splash back, low level wc, expel air fan, radiator and upvc double glazed window.

Externally

The home has gardens to the front and rear. The fenced rear garden being mainly laid to lawn with space for a shed. To the rear there is private off-street parking for two cars. The front garden is laid to lawn with shrubs and hedges and faces a pathway.

Property Information

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,372

Conservation Area: No

Flood Risk: Very low

Floor Area: 1,184 ft 2 / 110 m 2

Plot size: 0.06 acres

West Park Maintenance Levy: Aprox £100 per anum.

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6Mbps

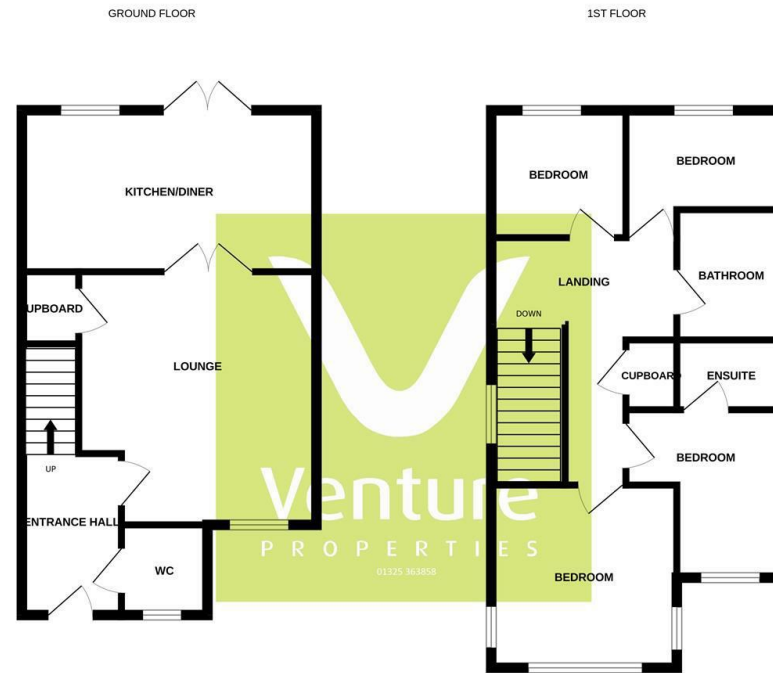
Superfast
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Ultrafast
10000 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

Tenure

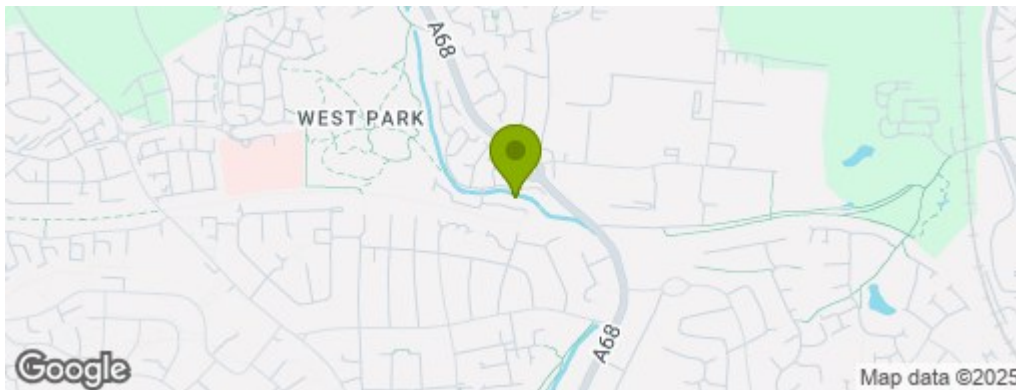
Freehold

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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