



**Collingsway**  
Darlington DL2 2FD  
**£170,000**







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# Collingsway

## Darlington DL2 2FD



- Three Bedroomed Modern Home
- Offered Below Market Value For A Quick Sale
- Modern Interior And Viewing Is Highly Recommended

- Lounge, Dining Kitchen With French Doors Opening Out To Rear
- Situated On The Ever Popular West Park Development Close To Local Amenities
- Epc: Grade C

- Ensuite To The Main Bedroom
- Gardens Front And Rear, Also Single Garage
- Council Tax Band C

Welcome to this stunning three-bedroom modern home located in the desirable West Park estate of Darlington. This property offers a perfect blend of contemporary living and convenience, making it an ideal choice for families and professionals alike.

As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere. The heart of the home is the dining kitchen, which is designed for both functionality and style, perfect for entertaining guests or enjoying family meals. Additionally, the ground floor features a convenient cloakroom, enhancing the practicality of the living space.

The property boasts three well-proportioned bedrooms, with the main bedroom benefiting from an en-suite bathroom, ensuring privacy and comfort. The two additional bedrooms are versatile and can be adapted to suit your needs, whether as children's rooms, guest spaces, or home offices.

Outside, you will find well-maintained gardens to both the front and rear, providing a lovely outdoor space for relaxation or play. A single garage adds to the convenience, offering secure parking and additional storage options.

Situated close to local amenities, this home is perfectly positioned for easy access to shops, schools, and parks, making it a fantastic choice for those seeking a vibrant community. Notably, this property is offered below market value as part of a builder's part exchange, presenting an excellent opportunity for savvy buyers.

In summary, this modern home on Collingsway is a rare find, combining spacious accommodation, a prime location, and attractive pricing. Do not miss the chance to make this wonderful property your new home.

### Entrance Hallway

With front door access leading to downstairs cloakroom and stairs to the first floor.

### Cloakroom/W.C

With a low level W.C and wash hand basin.

### Lounge

Situated to the front of the property with double glazed window, gas central heating radiator and access leading into the dining kitchen.

### Dining Kitchen

Situated to the rear of the property with a modern range of wall floor and drawer unit with contrasting worksurfaces, integrated oven and hob with overhead extractor unit, plumbing for an automatic washing machine, double glazed window, dining area with double glazed French doors leading out to the pleasing rear garden.

### First Floor

Landing with access to bedrooms and bathroom and useful store cupboard.

### Bedroom One

Situated to the front of the property in a good double size room with double glazed window, gas central heating radiator and access leading into ensuite.

### En-Suite

With a modern shower within cubicle, low-level WC, wash hand basin and gas central heating radiator.

### Bedroom Two

Situated to the rear of the property with double glazed window and gas central heating radiator.

### Bedroom Three

Situated to the rear of the property with double glazed window and gas central heating radiator.

### Bathroom/W.C

With a modern suite comprising panel bath, pedestal wash handbasin, low-level WC, and central heating radiator.

### Externally

The home stands in A will sort after location with forecourt garden to the front to the rear garden is mainly laid to lawn the property comes with a single garage with roller open over shutter door allowing car access.

### Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area: No

Flood Risk: Very low

Floor Area: 904 ft 2 / 84 m 2

Plot size: 0.04 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

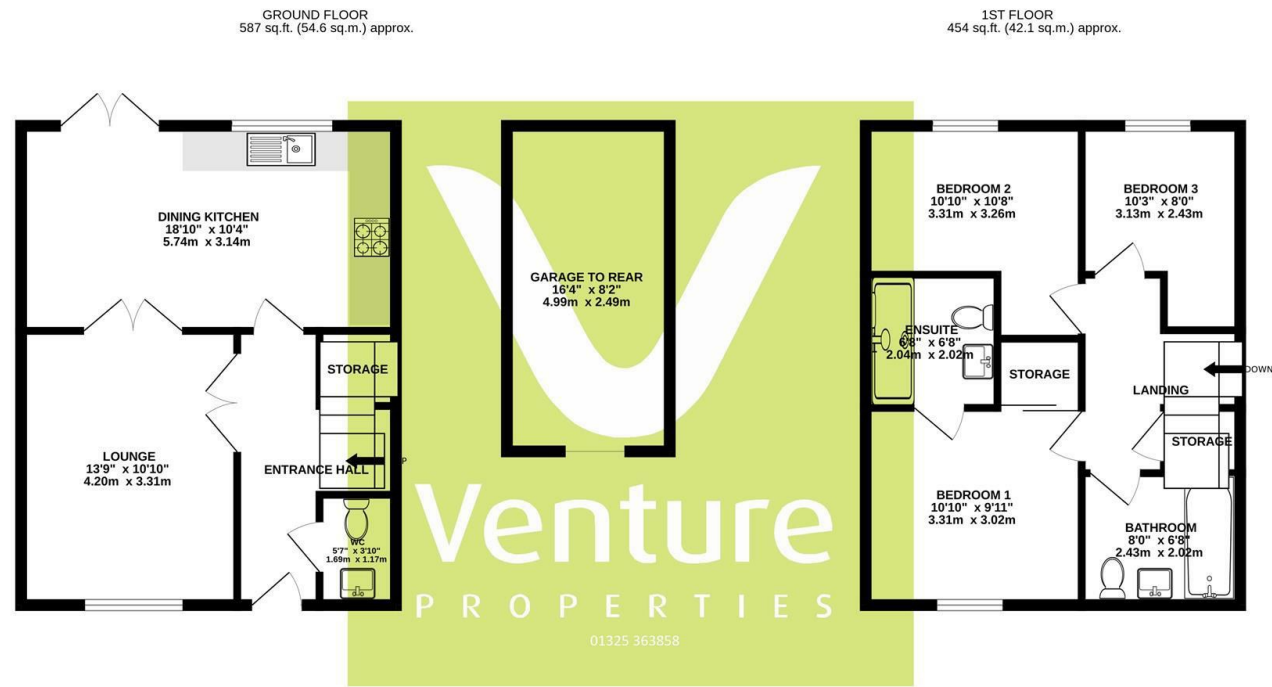
Virgin

### 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

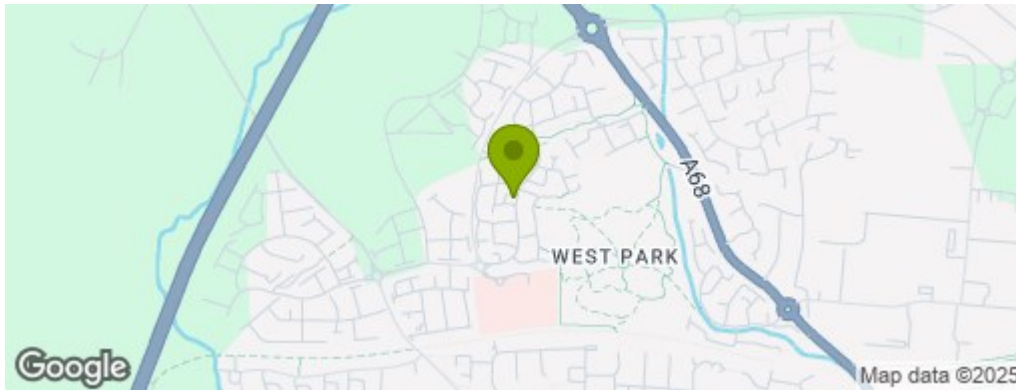




TOTAL FLOOR AREA : 1041 sq.ft. (96.7 sq.m.) approx.

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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