



Smike Wynd
Darlington DL2 2WR
£165,000





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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Smike Wynd

Darlington DL2 2WR



- Two Bedroom Semi-Detached Property
 - Shops and Schools Closeby
 - Off Street Parking
- West Park Location
 - Easy Access to Travel and Transport Links
 - Council Tax Band B
- Nature Reserve
 - Enclosed Rear Garden
 - EPC Rating B

Welcome to this two-bedroom semi-detached house located in the desirable West Park area of Darlington. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for families or professionals alike.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house features two well-proportioned bedrooms, ensuring ample space for rest and relaxation.

The property boasts off-street parking, a valuable feature in this sought-after area. The West Park neighbourhood is known for its friendly community and is conveniently located close to a variety of shops and schools, making daily errands and family life a breeze.

This semi-detached house is not just a home; it is a lifestyle choice, offering a peaceful retreat while being within easy reach of local amenities. With its attractive features and prime location, this property is sure to appeal to those looking for a comfortable and practical living space in Darlington. Do not miss the opportunity to make this lovely house your new home.

Entrance Hall
Composite door to front, staircase to first floor landing and radiator.

Lounge
13'9 x 9'11 (4.19m x 3.02m)
Bifold doors to rear and radiator.

Kitchen/Diner
14'6 x 7'3 (4.42m x 2.21m)
Upvc double glazed window to front, fitted with wall, base and drawer units, four ring hob with extractor over and oven. Sink with mixer tap and integrated dishwasher and fridge freezer. Space for a washing machine and radiator.

Ground Floor Cloaks
Wash hand basin and w.c with radiator.

First Floor Landing
Storage cupboard.

Bedroom One
10'11 x 8'8 (3.33m x 2.64m)
Upvc double glazed window to rear, fitted wardrobes and radiator.

En-Suite
Upvc double glazed obscure window to rear, shower cubicle, wash hand basin and w.c.

Bedroom Two
12 x 7'11 (3.66m x 2.41m)
Upvc double glazed window to front, fitted wardrobes and radiator.

Bathroom
Panelled bath, wash hand basin, w.c and radiator.

Externally
To the front there is off street parking.
To the rear is an enclosed garden mainly laid to lawn with separate patio area.

Tenure
Freehold

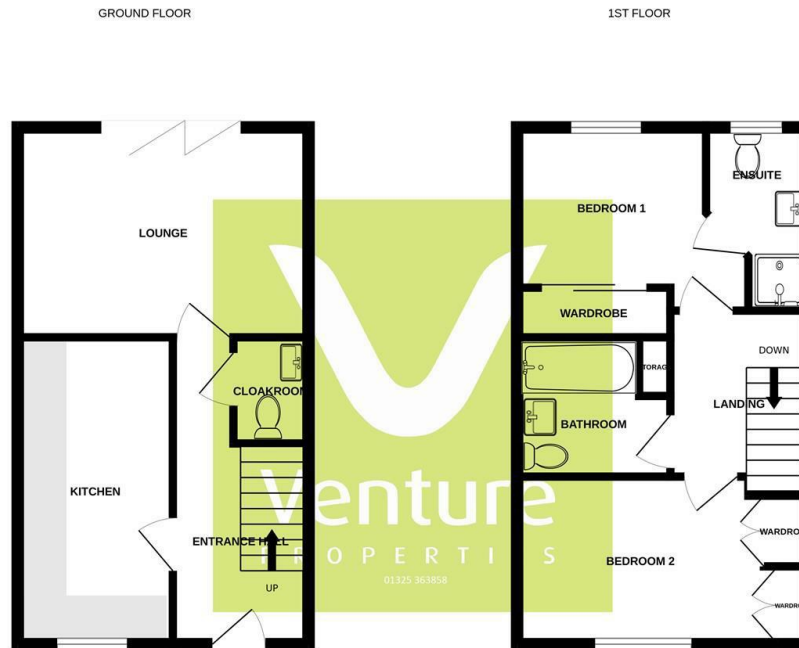
Property Details
Local Authority: Darlington
Council Tax Band: B
Annual Price: £1,845
Conservation Area No
Flood Risk Very low
Floor Area 710 ft 2 / 66 m 2
Plot size 0.03 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

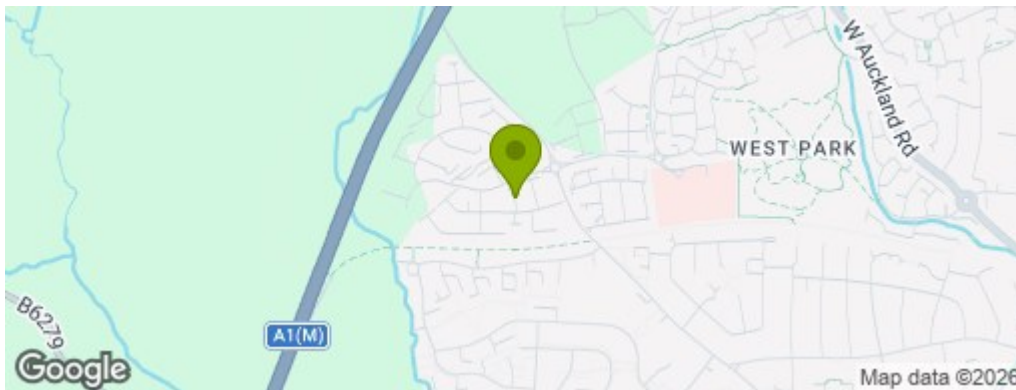
Basic
2 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

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



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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