



33 LINKINWATER LANE, DARLINGTON, DL2 2WP

£280,000

A charming detached residence pleasantly situated on Linkinwater Lane, within the highly desirable West Park development of Darlington. Offering well-proportioned and versatile accommodation throughout, the property features two inviting reception rooms, ideal for both formal entertaining and relaxed family living.

To the first floor are four generously sized bedrooms, providing ample space for growing families or those requiring additional home office accommodation. Two bathrooms add further convenience, while the garage offers secure parking or valuable additional storage.

Occupying a delightful position within this popular residential location, the property benefits from the peaceful surroundings of West Park,



LOUNGE
11'1" × 15'5" (3.38m × 4.70m)

KITCHEN/DINER
19'4" × 14'0" (5.89m × 4.27m)

WC
3'0" × 5'4" (0.91m × 1.63m)

UTILITY
4'3" × 6'0" (1.30m × 1.83m)

FIRST FLOOR

BEDROOM ONE
10'0" × 10'11" (3.05m × 3.33m)

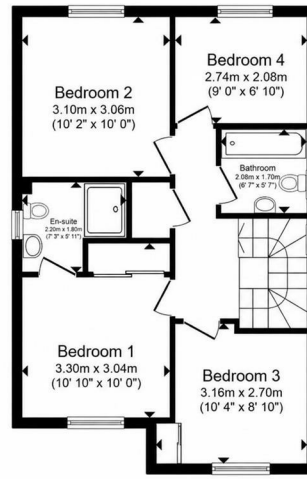
EN SUITE
7'2" × 5'11" (2.18m × 1.80m)

BEDROOM TWO
10'0" × 10'3" (3.05m × 3.12m)

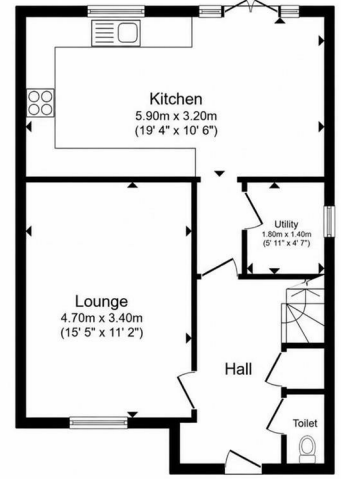
BEDROOM THREE
10'4" × 9'0" (3.15m × 2.74m)

BEDROOM FOUR
9'0" × 6'9" (2.74m × 2.06m)

BATHROOM
5'7" × 6'4" (1.70m × 1.93m)



First Floor



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	84	88
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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