



**Smike Wynd**

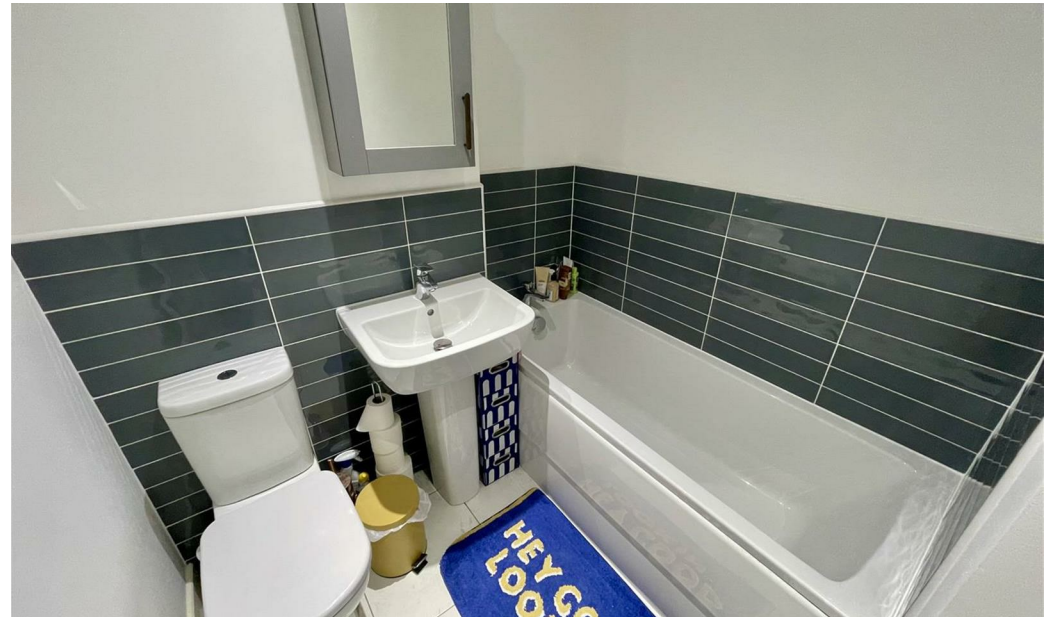
Darlington DL2 2WR

**£165,000**





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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

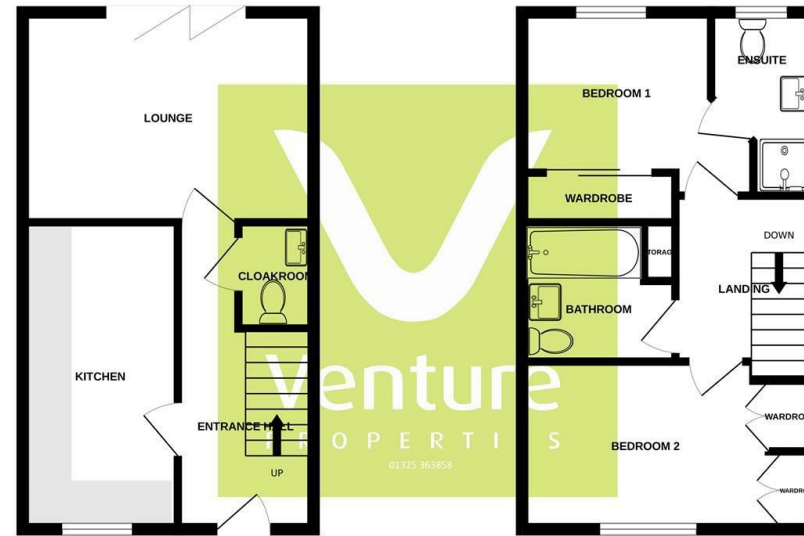
BT  
Sky  
Virgin

## Note

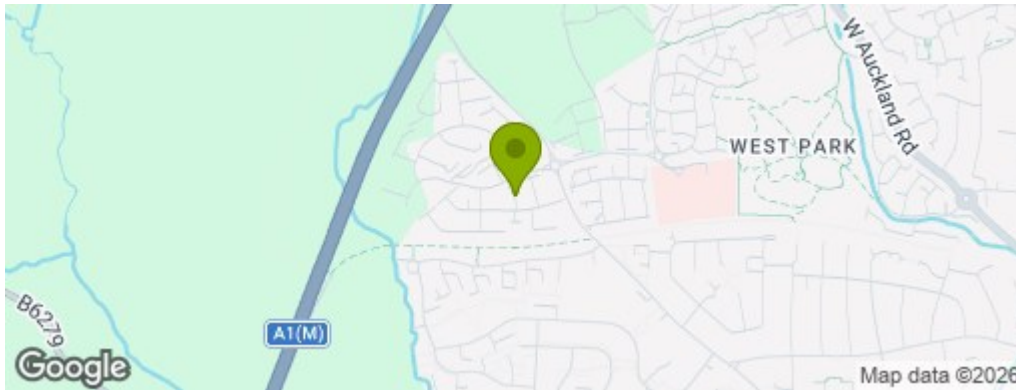
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GROUND FLOOR

1ST FLOOR



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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