

Locomotion Lane, Darlington, DL2 2GJ
4 Bed - House - Detached
£240,000

Council Tax Band: D
EPC Rating: C
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS









Locomotion Lane, DL2 2GJ

*** SPACIOUS FAMILY HOME ***
*** AMPLE OF OFF-STREET PARKING ***

Located with the highly desirable West Park development, this four-bedroom detached family home positioned within a quiet cul-de-sac location, overlooking the nature reserve to the front. The property also offers excellent transport links, with easy access to the A1(M) and Darlington town centre.

The property briefly comprises of: Entrance Hallway, Downstairs WC, a Generous size Living Room leading to the Fitted Kitchen / Diner with French Doors to the rear garden.
The first floor provides Four Bedrooms, (Master Bedroom with an En-Suite Shower Room), and a Family Bathroom.

Externally, the property has a Enclosed Rear Garden with a Detached Garage and Carport. The front has attractive views across the nature reserve.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

GROUND FLOOR

Entrance Hall
3'9" x 11'5"

Downstairs WC
4'7" x 4'0"

Living Room
14'5" x 18'4"

Kitchen / Dining Room
17'10" x 11'6"

FIRST FLOOR

Landing
9'10" x 11'8"

Bedroom 1
8'8" x 11'10"

En-Suite
8'2" x 4'6"

Bedroom 2
8'9" x 13'0"

Bedroom 3
10'7" x 6'7"

Bedroom 4
6'11" x 9'7"

Family Bathroom
7'6" x 6'7"

DETACHED SINGLE GARAGE

























Ground Floor



Floor 1

Approximate total area(1)

1096 ft²

101.6 m²

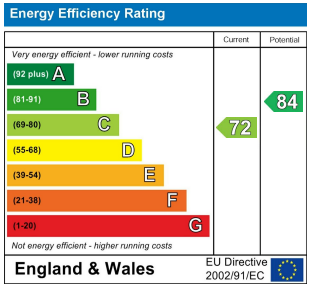
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

7 Duke Street, Darlington, Co. Durham, DL3 7RX
Tel: 01325 484440
darlington@smith-and-friends.co.uk
www.smith-and-friends.co.uk

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