



**\*\* SUPERB DETACHED HOUSE \*\* . \*\* THREE BEDROOMS \*\* . \*\* CUL DE SAC LOCATION \*\*  
**\*\* WELL PRESENTED \*\* . \*\* REFITTED KITCHEN/ DINING ROOM \*\* . \*\* REFITTED BATHROOM \*\*  
**\*\* GOOD SIZED REAR GARDEN \*\* . \*\* CLOSE TO AMENITIES \*\* . \*\* VIEWING RECOMMENDED \*\*******

Smith and Friends are pleased to offer for sale this superb three bedroom detached house. The property offers family sized accommodation in good decorative order throughout with many excellent improvements including an excellent refitted kitchen and bathroom.

In an attractive cul de sac location in the popular Harrowgate Hill area of Darlington on a good sized plot with open plan front garden, driveway providing off street parking, garage space and a good sized enclosed rear garden laid to lawn with paved patio area.

Linacre Way is located on a popular modern development off North Road within walking distance of local shops, schools for all age groups, regular bus services to the town centre and close to the A1M for easy access to the surrounding areas.

The accommodation briefly comprises: Entrance Hall with staircase to the first floor, spacious Lounge with bow window, open plan Kitchen/ Dining Room with refitted floor and wall units, built in oven and hob and integrated fridge/ freezer, Landing, three Bedrooms and Bathroom/ wc with refitted white suite and waterfall shower.

Well appointed throughout an internal inspection is highly recommended to appreciate the property fully.

**Linacre Way, Darlington, DL1 2YA**

**3 Bed - House - Detached**

**£199,999**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
 FRIENDS**  
 ESTATE AGENTS



**Linacre Way, Darlington, DL1 2YA**



**GROUND FLOOR**

**Entrance Hall**

**Lounge**

**12'2 x 12'6 (3.66m'0.61m x 3.66m'1.83m)**

**Kitchen/ Dining Room**

**15'6 x 11'0 (4.57m'1.83m x 3.35m'0.00m)**

**FIRST FLOOR**

**Landing**

**Bedroom 1**

**12'2 x 8'6 plus depth of wardrobes (3.66m'0.61m x 2.44m'1.83m plus depth of wardrobes)**

**Bedroom 2**

**10'0 x 9'0 (3.05m'0.00m x 2.74m'0.00m)**

**Bedroom 3**

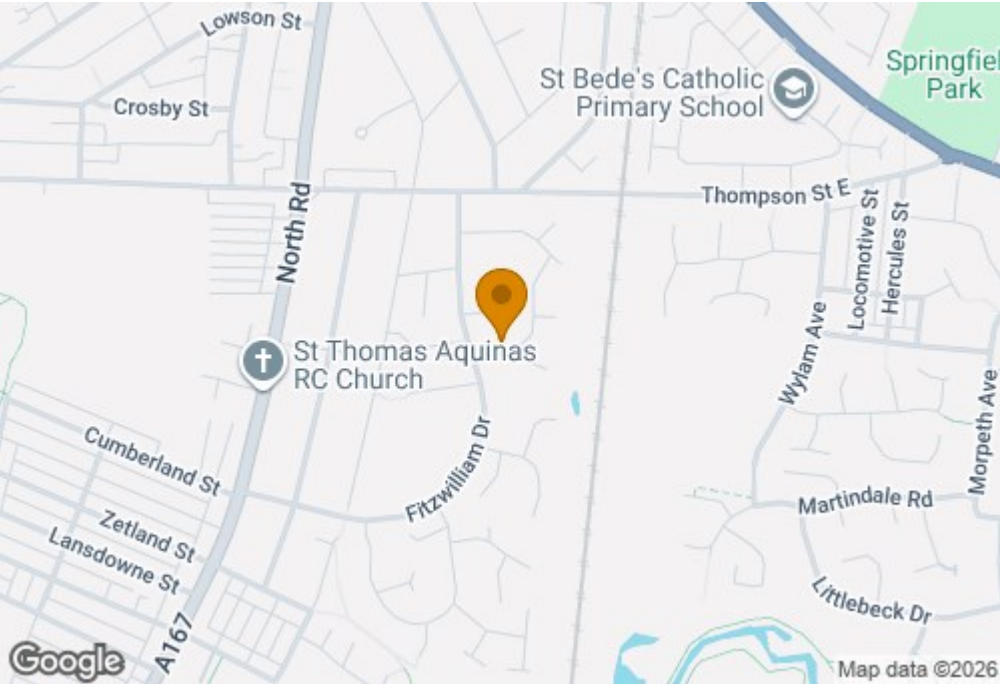
**9'0 x 6'10 (2.74m'0.00m x 1.83m'3.05m)**

**Bathroom/ wc**

**6'8 x 6'0 (1.83m'2.44m x 1.83m'0.00m)**



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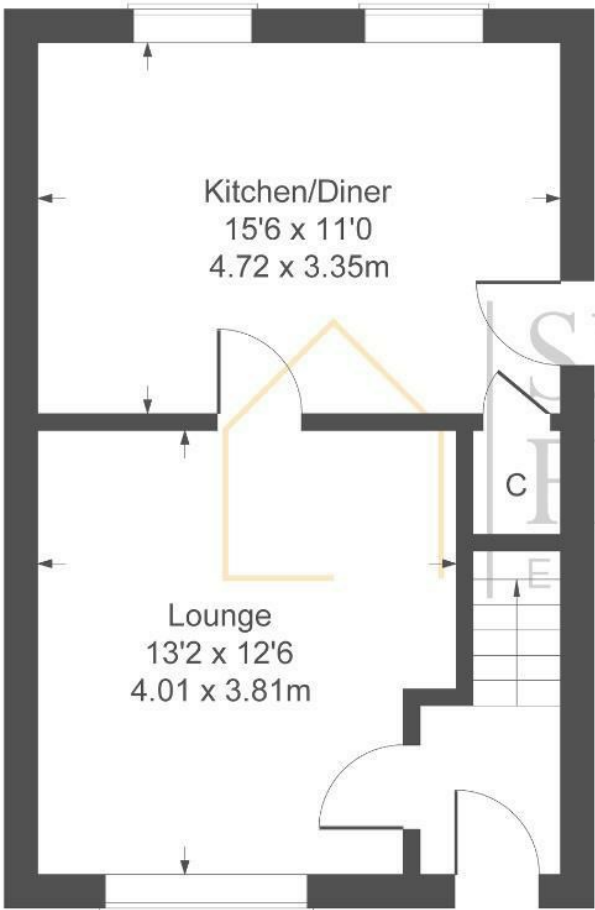


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# Linacre Way

Approximate Gross Internal Area  
765 sq ft - 71 sq m

Bathroom  
6'8 x 6'0  
2.03 x 1.83m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

