



Collingsway

Darlington DL2 2FD

Offers In The Region Of £275,000





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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Collingsway

Darlington DL2 2FD



- Four Bedrooms
- Two En-Suites
- West Park Location

- Detached Property
- Garage
- Garden Room

- Kitchen/Dining Room
- Close To Amenities
- Gardens To Front & Rear

Welcome to this modern four-bedroom detached house located in the highly desirable West Park development of Darlington. This property offers a perfect blend of contemporary living and convenience, making it an ideal family home.

As you enter, you will be greeted by two generous reception rooms, providing ample space for relaxation and entertaining guests. The well-designed layout ensures that the living areas are both spacious and inviting, perfect for family gatherings or quiet evenings in.

The house boasts four comfortable bedrooms, offering plenty of room for family members or guests. With three bathrooms, including en-suite facilities, morning routines will be a breeze, ensuring privacy and convenience for everyone in the household.

Outside, the property features well-maintained front and rear gardens, providing a lovely outdoor space for children to play or for you to enjoy a peaceful afternoon. Additionally, the garage and off-street parking for up to four vehicles make this home practical for families with multiple cars.

Situated close to local amenities, this home is not only modern and spacious but also ideally located for easy access to shops, schools, and parks. This property truly represents a wonderful opportunity for those seeking a comfortable and stylish living environment in Darlington. Don't miss your chance to make this delightful house your new home.

RECEPTION HALLWAY

CLOAKROOM/WC

LIVING ROOM

11'5" x 16'4" (3.48 x 4.98)

KITCHEN/DINING ROOM

16'4" x 9'7" (4.98 x 2.92)

GARDEN ROOM

10'1" x 7'9" (3.07 x 2.36)

FIRST FLOOR

BEDROOM 1

9'10" x 16'4" (3.00 x 4.98)

EN-SUITE SHOWER ROOM

BEDROOM 2

11'8" x 10'11" (3.56 x 3.33)

EN-SUITE SHOWER ROOM

SECOND FLOOR

BEDROOM 3

11'10" x 14'1" (3.61 x 4.29)

BEDROOM 4

9'10" x 14'1" (3.00 x 4.29)

FAMILY BATHROOM/WC

EXTERNALLY

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: E
Annual Price: £3,048
Conservation Area No
Flood Risk Very low
Floor Area 925 ft 2 / 86 m 2
Plot size 0.05 acres
Mobile coverage

EE

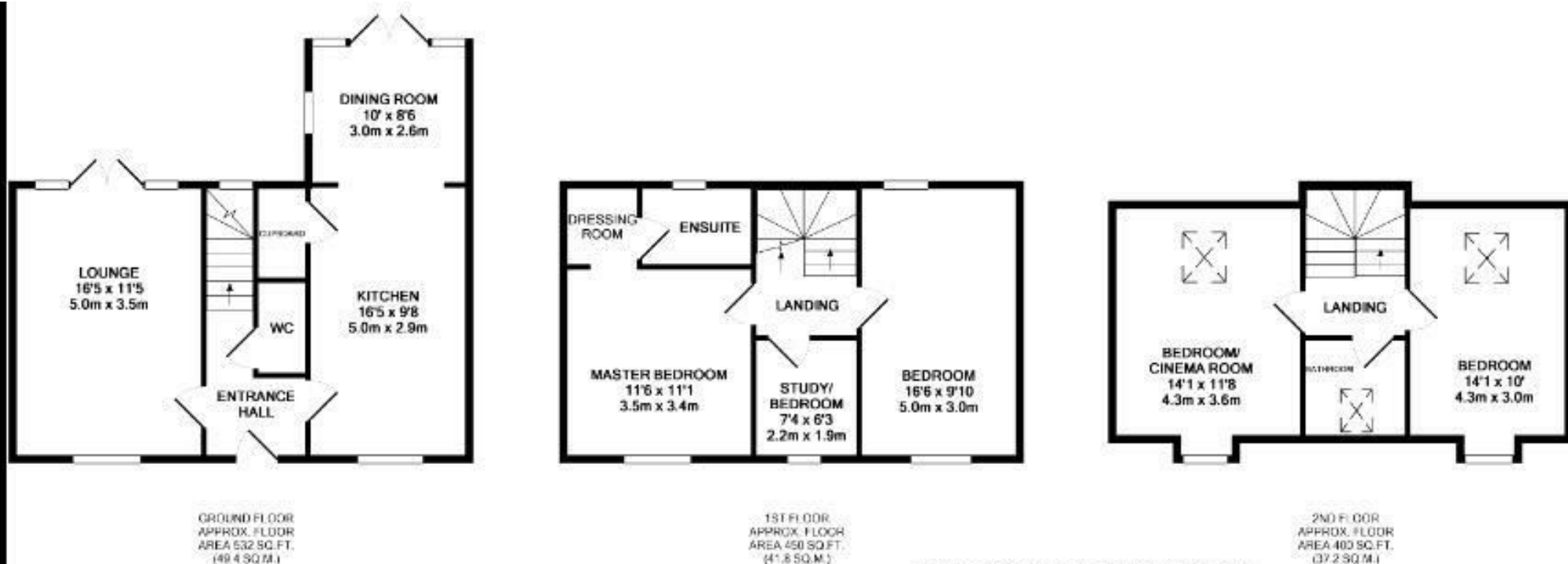
Vodafone
Three
O2
Broadband

Basic
7 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

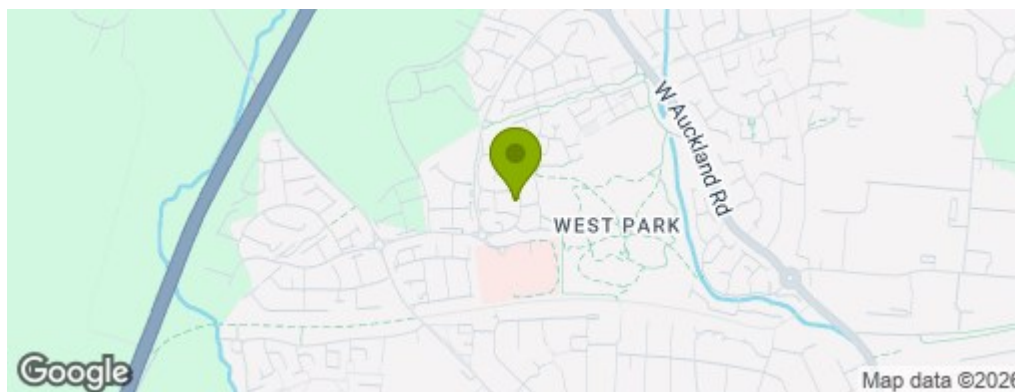
BT
Sky
Virgin

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 floor plan contained here, measurements of rooms, 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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