

Linkinwater Lane

Darlington DL2 2WP

Offers Over £150,000

Venture PROPERTIES









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Linkinwater Lane

Darlington DL2 2WP



- Open To Offers
- Close To Amenities
- Garden To Rear
- Two Bedroom Modern Semi Detached House
- No Onward Chain
- EPC Grade
- Situated In The Sought After West Park Estate
- Two Parking Bays To The Front
- Council Tax Band B

BUILDERS PART EXCHANGE - OPEN TO OFFERS
Situated in the highly desirable West Park development of Darlington, this charming two-bedroom semi-detached house presents an excellent opportunity for first-time buyers, professionals, or those seeking to downsize. The property is well-maintained and offers a modern yet comfortable living environment.

Upon entering, you are greeted by a bright and inviting living room, perfect for relaxation or entertaining guests. The modern fitted kitchen is equipped with ample storage and dining space, making it a delightful area for culinary pursuits and family meals. The two well-proportioned bedrooms provide a peaceful retreat, while the contemporary family bathroom adds to the home's appeal.

Externally, the property boasts a private rear garden, ideal for enjoying the outdoors, as well as off-street parking for your convenience. The location is particularly advantageous, with a variety of local amenities just a stone's throw away. Residents can easily access shops, supermarkets, cafés, schools, and healthcare facilities, ensuring that everyday needs are met with ease.

For those who commute, the property benefits from excellent transport links, providing straightforward access to Darlington town centre, the A1(M), and surrounding areas. This makes it an ideal choice for professionals who require a quick journey to work.

In summary, this attractive home combines a sought-after location with practical living space, making it a fantastic opportunity to purchase within one of Darlington's most popular residential developments. Don't miss your chance to make this delightful property your own.

Entrance Vestibule
With access into:

Living Room
13'0" x 11'8" (3.97 x 3.58)
This inviting living room offers a spacious, bright setting with a large window that fills the room with natural light. The simple, neutral decor and wooden flooring create a versatile space, ideal for relaxing or entertaining.

Kitchen/Diner
12'11" x 8'2" (3.95 x 2.51)
The kitchen/diner is a practical and modern space, featuring dark cabinetry paired with a wooden countertop. French doors open out to the garden, allowing plenty of natural light and providing easy access to outdoor dining or relaxation. The wood-effect flooring ties the room together with a clean and stylish finish.

W C
The downstairs WC is compact yet functional, fitted with a contemporary white suite including a toilet and small basin. The room is finished with a patterned vinyl floor and a small window for natural light and ventilation.

Inner Lobby

First Floor
Landing area.

Bedroom 1
13'4" x 9'6" (4.08 x 2.91)
Bedroom 1 is a generous double bedroom with a large window providing ample daylight. It features a mix of carpet and neutral walls with a soft accent colour, creating a calm and restful atmosphere. There is also a built-in wardrobe to one corner, offering handy storage.

Bedroom 2
13'0" x 7'10" (3.98 x 2.39)
Bedroom 2 is a comfortable space with carpeting underfoot and a window that lets in natural light. The walls are finished in neutral tones with a subtle accent wall adding character, making it a cosy room suitable for various uses.

Bathroom
6'6" x 6'0" (2 x 1.85)
The bathroom features a modern suite with a bathtub and overhead shower, a pedestal basin, and a toilet. Grey tiling around the bath area complements the light walls and herringbone-style flooring, creating a fresh and clean environment.

Rear Garden
The rear garden is an enclosed, private space bordered by wooden fencing. It is laid mainly to lawn, offering a safe and secure area for outdoor activities and gardening.

Front Exterior
The front exterior of the property reveals a well-maintained brick-built home with a driveway providing parking space FOR TWO CARS. The neat frontage includes low shrubbery and paved pathways leading to the front doors, presenting a welcoming and tidy appearance.

Property Information
Tenure
Freehold
Local Authority
Darlington
Council Tax
Band:
B
Annual Price:
£1,940
Conservation Area
No

Flood Risk
Very low
Floor Area
613 ft 2 / 57 m 2
Plot size
0.04 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

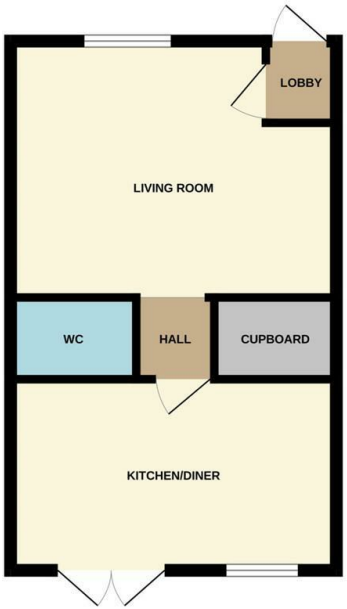
Basic
3 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

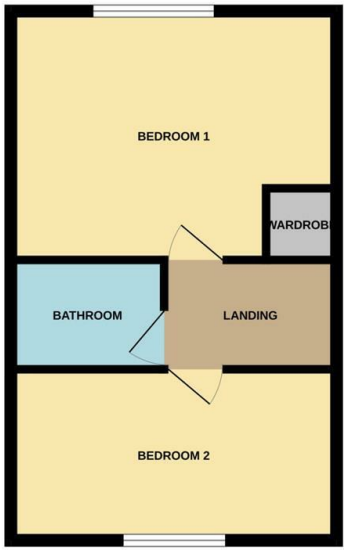
Tenure
Freehold
Service charge £100 per year - west park levy

Note
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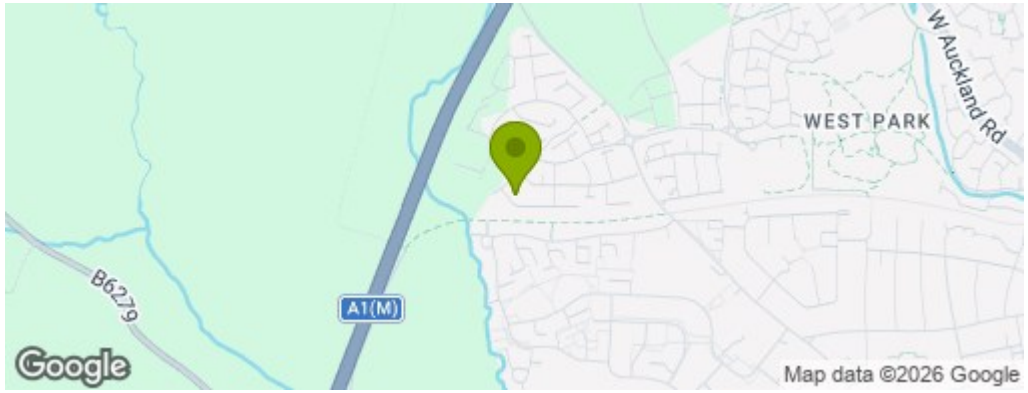
GROUND FLOOR



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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