

Smike Wynd

Darlington DL2 2WR

Asking Price £165,000

Venture PROPERTIES









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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Smike Wynd

Darlington DL2 2WR



- Three Bedroom End Terrace Property
- Off Street Parking
- Excellent Travel & Transport Links
- Sought After West Park Location
- Well Presented
- Council Tax Band C
- Rear Garden
- Close to Shops and Schools
- EPC Rating B

Welcome to Smike Wynd, this three bedroom, end terrace house located in the desirable area of West Park, Darlington is a well-presented property making it an ideal home for families or those seeking extra space. The house features a comfortable reception room, perfect for relaxing or entertaining guests.

With two bathrooms, one being an en-suite, and a ground floor cloakroom, morning routines will be a breeze, ensuring convenience for all residents. The property also benefits from off-street parking for two vehicles to the side/rear, providing ease and security for your vehicles.

Situated near West Park and a nature reserve, this home offers a wonderful opportunity to enjoy the great outdoors, with scenic walks and recreational activities just a stone's throw away. Additionally, the location is conveniently close to local shops and schools, making it an excellent choice for families and professionals alike.

This end terrace house combines comfort, convenience, and a lovely setting, making it a perfect place to call home. Don't miss the chance to view this delightful property in Darlington.

Entrance Hall
Door to front, staircase to first floor and storage cupboard.

Lounge
15'3 x 10'9 (4.65m x 3.28m)
Upvc double glazed window to front and doors to side.

Kitchen / Diner
15'0 x 8'8 (4.57m x 2.64m)
Upvc double glazed windows to front and side, fitted wall,, base and drawer units.

Ground Floor Cloakroom
Wash hand basin and low level w.c.

First Floor Landing

Bedroom One
10'10 x 9'4 (3.30m x 2.84m)
Upvc double glazed window to side and fitted wardrobes.

En-Suite
Upvc double glazed obscure window to side, shower cubicle, wash hand basin and low level w.c.

Bedroom Two
8'8 x 8'7 (2.64m x 2.62m)
Upvc double glazed window to side.

Bedroom Three
12'3 x 6'2 (3.73m x 1.88m)
Upvc double glazed window to side.

Bathroom
Upvc double glazed obscure window to front, panelled bath, wash hand basin and low level w.c.

Externally
To the rear is an enclosed garden with gate access to the drive which provides off street parking for up to two vehicles.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,217
Conservation Area No
Flood Risk Very low
Floor Area 807 ft 2 / 75 m 2
Plot size 0.04 acres
Mobile coverage

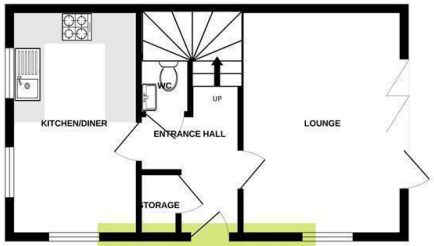
EE
Vodafone
Three
O2
Broadband

Basic
2 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

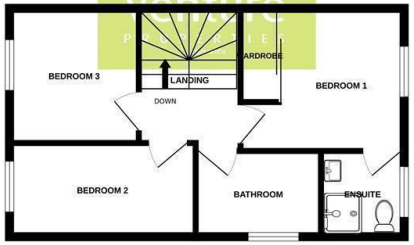
BT
Sky
Virgin

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.

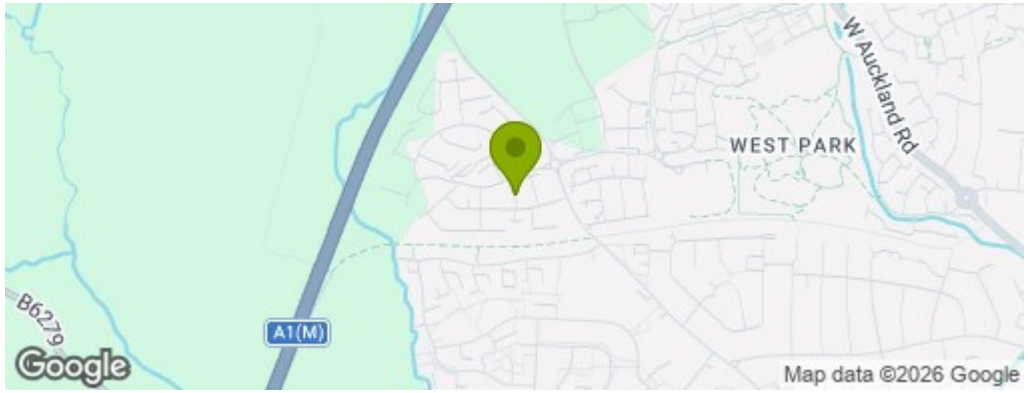
GROUND FLOOR



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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