

**\*\* FAMILY HOME \*\*\* TWO VEHICLE DRIVEWAY \*\*\* THREE BEDROOMS \*\***  
**\*\* WEST PARK GARDEN VILLAGE \*\*\* CLOSE TO A1(M) LINKING NORTH AND SOUTH \*\***

Spacious three bedroom semi detached townhouse offering excellent family sized accommodation over three floors with a pleasant open aspect to the front.

Nicely positioned on this sought after development which lies on the edge of Darlington yet within easy reach of local shops and amenities around Faverdale and Cockerton Village and close to the A1 motorway for the commuter.

Suitable for a variety of buyers the well appointed accommodation briefly comprises. On the ground floor: Entrance Hall, Cloakroom/ wc, large open plan fitted Kitchen/ Dining/ Family Room with french doors to the rear garden. First floor: Landing, Lounge and Bedroom 3. Second floor: Landing, Bedroom 1 with En Suite Shower Room/ wc, Bedroom 2 and family Bathroom/ wc.

Externally there are front and rear gardens and two car parking spaces to the rear. This particular property has the benefit of a two car driveway to the rear and front and rear gardens.

Viewing is highly recommended to appreciate the property fully.

Please Note: Council tax band C. Freehold basis. EPC Band B  
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

**Newton Lane, Darlington, DL2 2RX**

**3 Bed - House - Semi-Detached**

**£220,000**

**EPC Rating: B**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Newton Lane, Darlington, DL2 2RX



## GROUND FLOOR

### Entrance Hall

9'6 x 6'0 (2.74m'1.83m x 1.83m'0.00m)

### Cloakroom/ wc

6'0 x 3'0 (1.83m'0.00m x 0.91m'0.00m)

### Kitchen/ Dining/ Family Room

14'4 x 24'6 narrowing to 11'2 (4.27m'1.22m x 7.32m'1.83m narrowing to 3.35m'0.61m)



## FIRST FLOOR

### Landing

16'6 x 6'0 (4.88m'1.83m x 1.83m'0.00m)

### Lounge

14'4 x 13'0 (4.27m'1.22m x 3.96m'0.00m)

### Bedroom 3

11'6 x 8'0 (3.35m'1.83m x 2.44m'0.00m)



## SECOND FLOOR

### Landing

### Bedroom 1

12'0 x 11'4 (3.66m'0.00m x 3.35m'1.22m)

### En Suite Shower Room/ wc

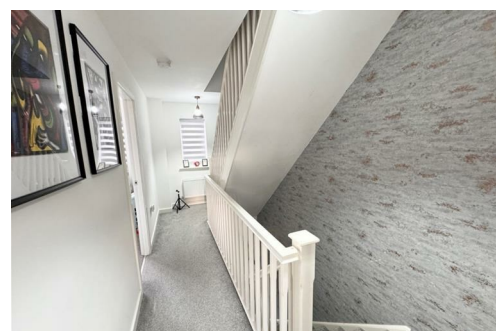
8'8 x 4'8 maximum (2.44m'2.44m x 1.22m'2.44m maximum)

### Bedroom 2

12'6 x 8'0 (3.66m'1.83m x 2.44m'0.00m)

### Bathroom / wc

6'0 x 5'8 (1.83m'0.00m x 1.52m'2.44m)





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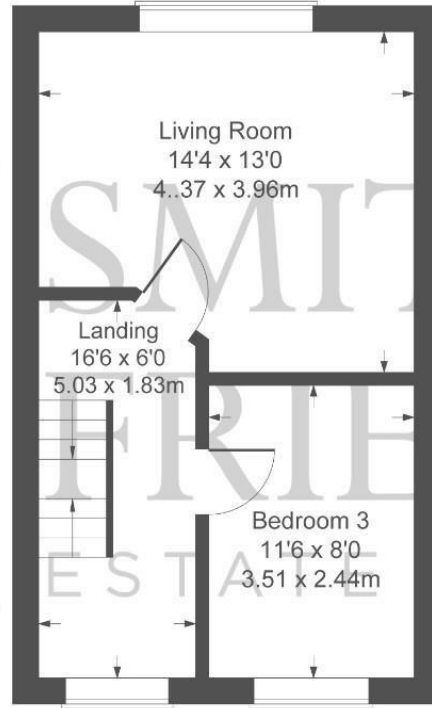
[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

## Newton Lane

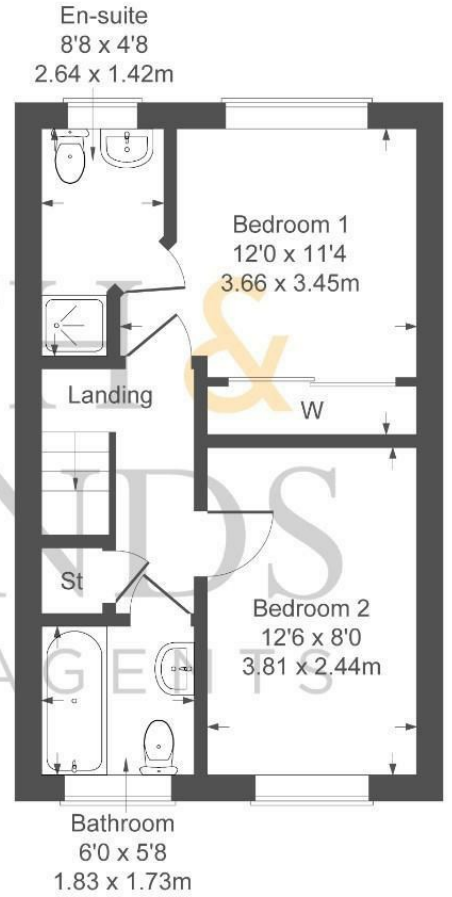
Approximate Gross Internal Area  
1061 sq ft - 99 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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			100
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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