



34 LINACRE WAY, DARLINGTON, DL1 2YA

£199,999

This well-presented family home offers spacious accommodation and has been improved throughout, including a modern fitted kitchen and bathroom.

The property is set in a quiet cul-de-sac in the popular Harrowgate Hill area of Darlington. It sits on a generous plot with a front garden, driveway for off-street parking, and a private enclosed rear garden with lawn and paved patio.

Linacre Way is part of a modern development just off North Road, within walking distance of local shops, schools, and regular bus routes to the town centre. The A1(M) is also nearby, providing easy access to surrounding areas.

Internally, the property briefly comprises an entrance hall with stairs to the first floor, a spacious lounge with bay window, and an open-plan kitchen/dining room



LOUNGE
13'2 x 12'06 (4.01m x 3.81m)

KITCHEN/DINER
15'06 x 11'0 (4.72m x 3.35m)

BEDROOM ONE
12'2 x 8'6 (3.71m x 2.59m)

BEDROOM TWO
10'0 x 9'0 (3.05m x 2.74m)

BEDROOM THREE
9'0 x 6'10 (2.74m x 2.08m)

BATHROOM
6'8 x 6'0 (2.03m x 1.83m)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating	
	Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D	85	65	(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
England & Wales			England & Wales	
EU Directive 2002/91/EC			EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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