



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

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

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 misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are based on the information as to their availability or efficiency can be given. Made with Mapbox 10/2023

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

