



33 LINKINWATER LANE, DARLINGTON, DL2 2WP

£275,000

A charming detached residence pleasantly situated on Linkinwater Lane, within the highly desirable West Park development of Darlington. Offering well-proportioned and versatile accommodation throughout, the property features two inviting reception rooms, ideal for both formal entertaining and relaxed family living.

To the first floor are four generously sized bedrooms, providing ample space for growing families or those requiring additional home office accommodation. Two bathrooms add further convenience, while the garage offers secure parking or valuable additional storage.

Occupying a delightful position within this popular residential location, the property benefits from the peaceful surroundings of West Park,



LOUNGE
11'1" × 15'5" (3.38m × 4.70m)

KITCHEN/DINER
19'4" × 14'0" (5.89m × 4.27m)

WC
3'0" × 5'4" (0.91m × 1.63m)

UTILITY
4'3" × 6'0" (1.30m × 1.83m)

FIRST FLOOR

BEDROOM ONE
10'0" × 10'11" (3.05m × 3.33m)

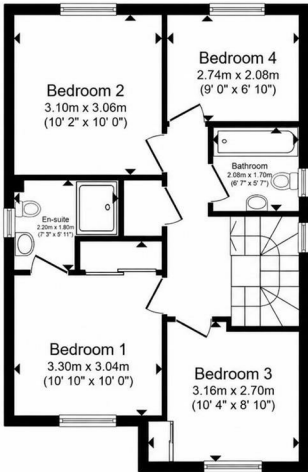
EN SUITE
7'2" × 5'11" (2.18m × 1.80m)

BEDROOM TWO
10'0" × 10'3" (3.05m × 3.12m)

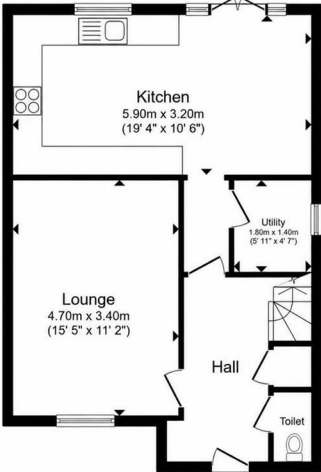
BEDROOM THREE
10'4" × 9'0" (3.15m × 2.74m)

BEDROOM FOUR
9'0" × 6'9" (2.74m × 2.06m)

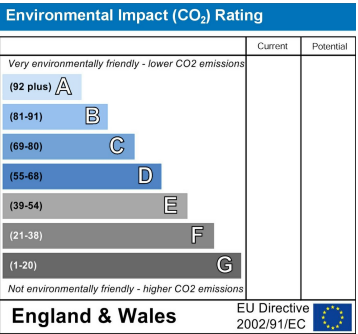
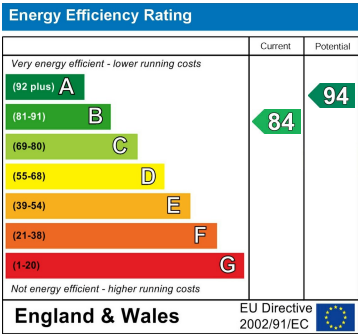
BATHROOM
5'7" × 6'4" (1.70m × 1.93m)



First Floor



Ground Floor



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.

