



**** OPEN TO OFFERS ** ** BEAUTIFULLY PRESENTED HOME ** ** NEWLY BUILT 2021 **
** WEST PARK GARDEN VILLAGE ****

Competitively priced two bedroom mid-link property located on this highly sought-after modern development which lies within easy reach to the town centre, Cockerton village and the A1(M) linking the North and South.

It would make an ideal first time buy or investment opportunity with viewings strongly recommended.

Still within its NHBC warranty there are beautifully appointed kitchen and bathrooms, ground floor w.c., quality flooring, neutral décor and HIVE central heating. The rear garden also has a favourable South aspect.

Please Note: Council Tax Band B - EPC Rating B - Freehold basis
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

Browdie Road, Darlington, DL2 2WQ

2 Bed - House - Mid Link Terrace

£139,995

EPC Rating: B

Council Tax Band: B

Tenure: Freehold



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GROUND FLOOR

Entrance hall with useful storage cupboard and stairs to first floor. Ground floor cloak/w.c. with white suite. Nicely presented kitchen to the front, providing an excellent range of wall and base units with laminate work surfaces, incorporating a sink unit with mixer tap, gas hob, chrome chimney style cooker hood, single oven, integrated fridge/freezer and wall mounted combi boiler. Excellent size lounge perfect for entertaining with French doors to the garden, ideal for alfresco dining.



FIRST FLOOR

Landing with hatch allowing loft access. Two good size bedrooms with a built-in wardrobe and linen cupboard. Well appointed bathroom with white suite comprises panelled bath with overhead shower, basin and w.c.



EXTERNALLY

Driveway to front allowing parking for two vehicles. South facing rear garden, perfect to relax and unwind during those warmer months, predominantly laid to lawn with a patio area.

ENTRANCE HALL

GROUND FLOOR CLOAKS/W.C.

KITCHEN

6'9" x 11'5" (2.06m x 3.48m)

LOUNGE

13'1" x 10'1" (4.01m x 3.09m)

FIRST FLOOR LANDING

BEDROOM

9'10" x 10'1" (3.01m x 3.08m)

BEDROOM

6'6" x 11'4" (1.99m x 3.46m)

BATHROOM/W.C.

FRONT EXTERNAL

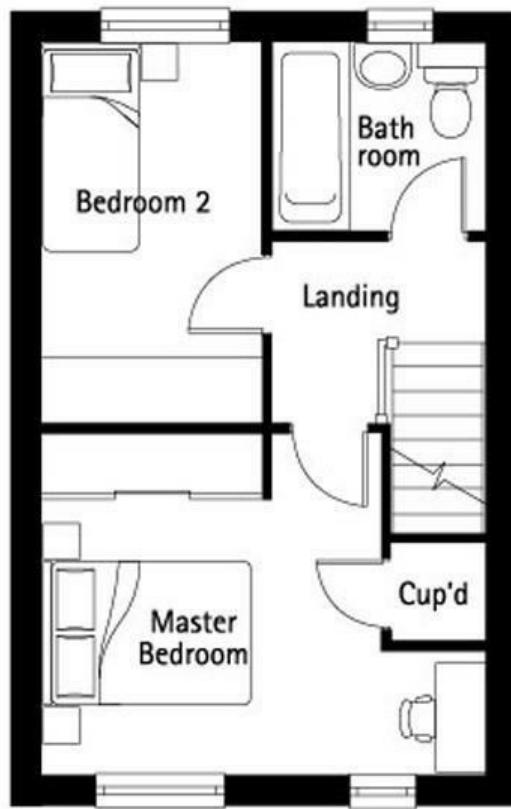
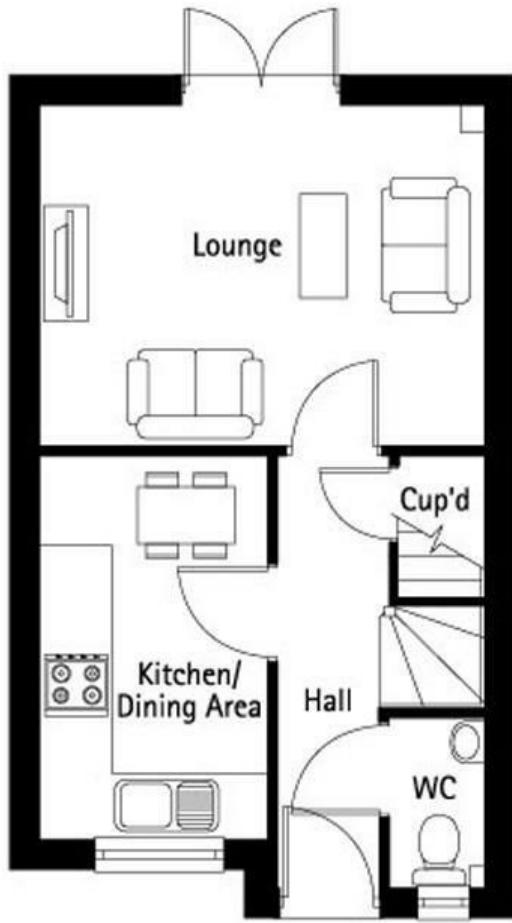
REAR GARDEN



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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 | 82 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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