



\*£1,000 legal fee contribution\*

**\*\* MODERN DETACHED PROPERTY \*\* \*\* FABULOUS WEST PARK GARDEN VILLAGE \*\***  
**\*\* MASTER BEDROOM WITH EN-SUITE \*\* \*\* 5 MINUTE DRIVE TO A1 (M) \*\***

Newly built in 2020 and still within its 10 year NHBC warranty this three bedroom detached property, nicely positioned on this fantastic development which lies within walking distance of shops and amenities. Both Cockerton village and the town centre also within easy reach. It is nicely set back at the front, with two parking spaces to the rear whilst internally there are quality kitchen, bathroom and en-suite facilities.

In opinion this home will appeal to a variety of buyers including a first time buyer, family or as an investment opportunity with viewings strongly recommended.

Council tax band C. Freehold basis. EPC Band B.  
 Please contact Smith & Friends - Darlington to arrange a viewing

**Nickleby Lane, Darlington, DL2 2WL**

**3 Bedroom - House - Detached**

**£170,000**

**EPC Rating: B**

**Tenure: Freehold**

**Council Tax Band: C**





Nickleby Lane, Darlington, DL2 2WL



## GROUND FLOOR

### Entrance Hall

### Lounge

12'2 x 9'6 (3.66m'0.61m x 2.74m'1.83m)

### Kitchen/ Dining Room

18'0 x 7'3 (5.49m x 2.13m'0.91m)

### Utility Room

9'6 x 5'4 (2.74m'1.83m x 1.52m'1.22m)

## FIRST FLOOR

### Bedroom 1

11'2 x 8'8 (3.40m x 2.44m'2.44m)

### En Suite Shower Room/ wc

### Bedroom 2

9'6 x 7'8 (2.90m x 2.13m'2.44m)

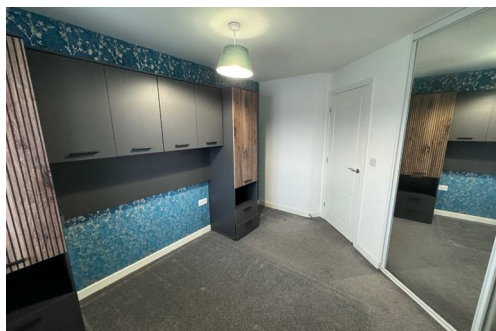
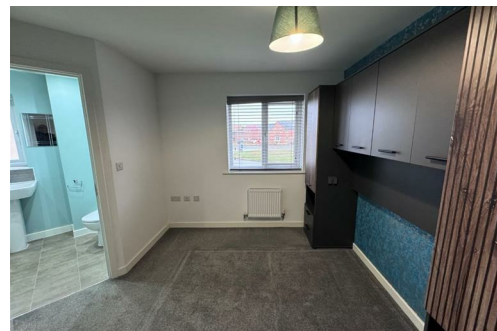
### Bedroom 3

9'1 x 6'7 (2.77m x 1.83m'2.13m)

### Bathroom/ wc



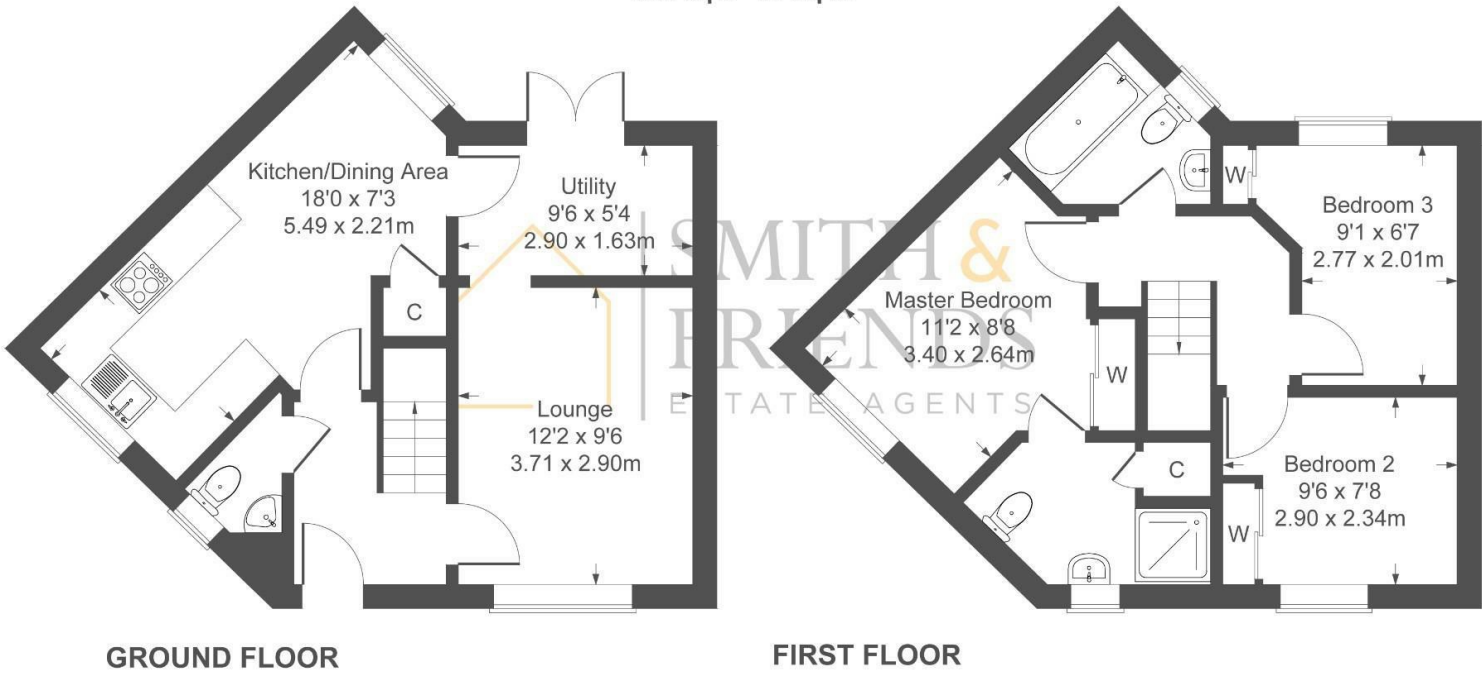
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Approximate Gross Internal Area  
830 sq ft - 77 sq m



Not to Scale. Produced by The Plan Portal 2023  
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. We 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	81	
(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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SMITH & FRIENDS  
ESTATE AGENTS