



Westkirk Close, DL3 0TF
3 Bed - House - Semi-Detached
£230,000

EPC Rating: C
Tenure: Freehold
Council Tax Band: B



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ESTATE AGENTS

Westkirk Close Darlington DL3 0TF

We are pleased to offer for sale this superb three bedroom semi detached house in an attractive cul de sac location on a popular residential development in the Faverdale area of Darlington. Over the years the property has been considerably extended over two floors and now offers excellent family sized accommodation.

Presented in good decorative order throughout with many excellent improvements including a new combi boiler in 2025, new guttering and fascias 2025, new front external door 2023 and the installation of laminate flooring in many rooms. In addition there is gas central heating and double glazing throughout.

Westkirk Close is located off West Auckland Road in a sought after area close to local shops, schools for all age groups, regular bus services, cafes and public house and only a short drive from the A1M motorway.

The accommodation briefly comprises: Entrance Vestibule, 23' dual aspect open plan Lounge/ Dining Room with feature brick chimney breast and fireplace with log burner and staircase to the first floor, excellent fitted Kitchen with built in oven and hob and dishwasher, large Garden Room with french doors to the rear garden.

On the first floor: Landing, Bedroom 1 with En Suite Shower Room/ wc with a white suite, Bedroom 2, Bedroom 3 and family Shower Room/ wc with a white suite.

Externally there is an open plan front garden, block paved driveway for at least two cars leading to a larger than average garage with remote control up and over door and enclosed rear garden with lawn and paved patio areas which is approximately south west facing and therefore a real sun trap in the summer months.

Viewing is highly recommended to appreciate the property fully.











GROUND FLOOR

Entrance Vestibule

Lounge/ Dining Room

23'8 x 14'2 (7.21m x 4.32m)

Kitchen

18'0 x 8'10 (5.49m x 2.69m)

Garden Room

16'6 x 9'0 (5.03m x 2.74m)

FIRST FLOOR

Landing

Bedroom 1

10'0 x 8'10 (3.05m x 2.69m)

En Suite Shower Room/ wc

8'8 x 2'10 (2.64m x 0.86m)

Bedroom 2

11'8 x 9'0 (3.56m x 2.74m)

Bedroom 3

11'4 x 8'4 (3.45m x 2.54m)

Family Bathroom/ wc

7'8 x 4'10 (2.34m x 1.47m)

OUTSIDE

Garage

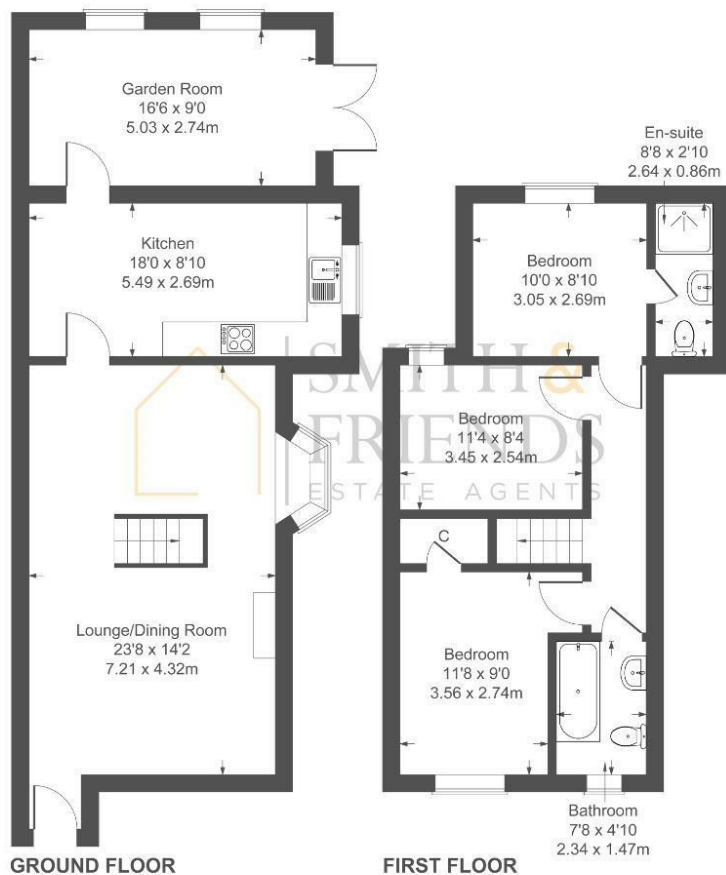
16'6 x 10'0 (4.88m'1.83m x 3.05m'0.00m)





Westkirk Close

Approximate Gross Internal Area
1144 sq ft - 106 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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.

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