



## 16 Linacre Way, Darlington Asking Price £199,995

Situated in the charming Springfield area of Darlington. This delightful house on Linacre Way presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The three inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is designed to maximise both space and light, creating a warm and welcoming atmosphere throughout.

Situated in a friendly neighbourhood, this property is conveniently located near local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community.

This house on Linacre Way is not just a place to live; it is a place to call home. With its appealing features and prime location, it is sure to attract interest from prospective buyers. Do not miss the chance to explore this wonderful property and envision the possibilities it holds for you and your family.



# 16 Linacre Way, Darlington

## General Remarks

A superb opportunity has arisen a beautifully presented three bedroom detached residence occupying a most pleasing position on Linacre Way on a popular residential development in Darlington

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band C

We recommend viewings at the earliest opportunity to avoid disappointment.

## Location

Linacre Way occupies a most pleasing position on a quiet cul-de-sac situated in the popular Springfield area of Darlington. The property lies within close proximity of a number of first class local schools and there is a good local bus service into Darlington Town centre where you will find a superb range of amenities including shops, boutiques, restaurants, bars and leisure facilities. For the commuter there are good through routes to both the A66 and A1(M). Both Teesside International airport and Darlington's East coast mainline railway station are also easily accessible.

## Entrance Hallway

The property is entered through a UPVC double glazed door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator and is tastefully decorated in neutral tones.

## Living Room

13'10" x 12'7"

The beautifully presented living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed bay window and a wooden fire surround with a granite hearth and insert and a gas fire. Glazed double doors lead into the dining room.

## Dining Room

10'10" x 7'4"

The dining room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from laminated flooring.

## Conservatory

9'4" x 9'5"

The conservatory offers fine views overlooking the rear garden. Warmed by a central heating radiator and benefiting from laminated flooring, UPVC double glazed windows and a tiled roof.

## Kitchen

10'7" x 7'11"

The modern and most contemporary kitchen is fitted with a range of

high gloss wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen benefits from laminated flooring, tiled splash backs, plumbing for an automatic washing machine, an understairs cupboard providing useful storage and a UPVC double glazed window.

## First Floor Landing

A staircase leads to the first floor landing. The landing benefits from a UPVC double glazed window overlooking the side elevation of the property and a cupboard providing useful storage.

## Bedroom One

12'1" x 8'6"

A double bedroom overlooking the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window and built in mirrored wardrobes providing useful storage.

## Bedroom Two

10'0" x 9'2"

A further double bedroom with pleasant views overlooking the rear garden. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window.

## Bedroom Three

9'2" x 6'9"

Situated to the front elevation of the property a further bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window and a built in wardrobe providing useful storage.

## Bathroom

The bathroom has tiled effect vinyl flooring, partially tiled walls, a UPVC double glazed window overlooking the rear of the property and is fitted with a suite comprising of a bath, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a block paved driveway providing off road car parking, a single garage and a car port. To the rear of the property there is a beautifully presented garden which is laid to lawn and a patio area which is ideal for outdoor entertaining.

