DENHAM
PROPERTIES

SALES LETTINGS AND PROPERTY MANAGEMENT

T: 01325 356 399
E: info@denhamproperties.co.uk
A: 69 Duke Street, Darlington, County Durham, DL3 7SD

WWW.DENHAMPROPERTIES.CO.UK

52 Collingsway, Darlington
Offers In The Region Of £250,000

Situated in the desirable area of Collingsway on the much sought after West Park development in Darlington, this splendid four-bedroom house presents an exceptional opportunity for those seeking a new home. This property has been thoughtfully designed and is immaculately presented, showcasing fine interior design that is sure to impress.

Built in 2007, the residence boasts a modern layout that is both functional and stylish. The property features a welcoming reception room, perfect for entertaining guests or enjoying quiet family evenings. With two well-appointed bathrooms, convenience and comfort are at the forefront of this home, catering to the needs of a growing family or those who appreciate extra space.

One of the standout features of this property is that it is offered for sale with no onward chain, allowing for a smooth and hassle-free purchasing process. This is an ideal opportunity for buyers looking to move in without delay.

The location in Darlington is highly sought after, providing easy access to local amenities, schools, and transport links, making it a perfect choice for families and professionals alike.

In summary, this four-bedroom house on Collingsway is a remarkable find, combining modern living with elegant design. It is a must-see for anyone looking to settle in a vibrant community. Don't miss your chance to make this beautiful property your new home.

52 Collingsway, Darlington

General Remarks
Offered For Sale with NO ONWARD CHAIN
A truly outstanding opportunity has arisen to acquire a stunning four bedroom residence occupying a most pleasing position on Collingsway within the much sought after West Park development
Finished to the highest of standards and offering fine interior design
Gas fired central heating
UPVC double glazed windows throughout
We welcome viewings at the earliest opportunity to avoid disappointment

Location
Collingsway is located on a modern residential development close to the popular West Park Village where you will find an abundance of amenities including a supermarket, an Aldi superstore, Marks and Spencer food outlet, pharmacy, dentist, a public house plus an award-winning Nursery, Infant and Junior School. A wider range of amenities can be found at Cockerton Village and Darlington`s Town centre. The property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington`s East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside airports.

Entrance Hallway
The property is entered through a composite door leading into a most welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from LVT flooring.

Kitchen
7'2" x 11'3"
The modern and most contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting granite worktops incorporating a ceramic sink and drainer. The kitchen is warmed by a central heating radiator and benefits from LVT flooring, a UPVC double glazed window and a number of integrated appliances including an electric oven, an induction hob and overhead extractor hood, an automatic washing machine, a dishwasher and a fridge freezer.

Dining Room
8'7" x 11'3"
The dining room is situated to the rear elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from LVT flooring and double glazed French door which lead out to the rear garden.

Cloakroom
The cloakroom is fitted with a stunning suite comprising of a wash hand basin inset into a stylish vanity unit and a low level WC.

First Floor
A staircase leads to the first floor landing.

Living Room
16'0" x 8'6"
The beautifully presented living room offers fine interior design. Warmed by a central heating radiator, tastefully decorated and benefiting from stylish half panelled walls and double glazed French doors with double glazed windows to either side and a Juliette balcony.

Principal Bedroom
16'2" x 10'0"
The principal bedroom 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 window and an adjoining en suite shower room.

En Suite Shower Room
The En Suite shower room is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.

Bedroom Two
7'4" x 6'2"
A single bedroom with a UPVC double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator and tastefully decorated in neutral tones.

Second Floor Landing
A staircase leads to the second floor.

Bedroom Three
14'1" x 10'2"
A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a double glazed window.

Bedroom Four
13'11" x 11'6"
A further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a double glazed window.

Bathroom
The bathroom has laminated flooring, partially tiled walls, a UPVC double glazed window and is fitted with a modern suite comprising of a panelled bath with overhead shower, a wash hand basin and a low-level WC.

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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.