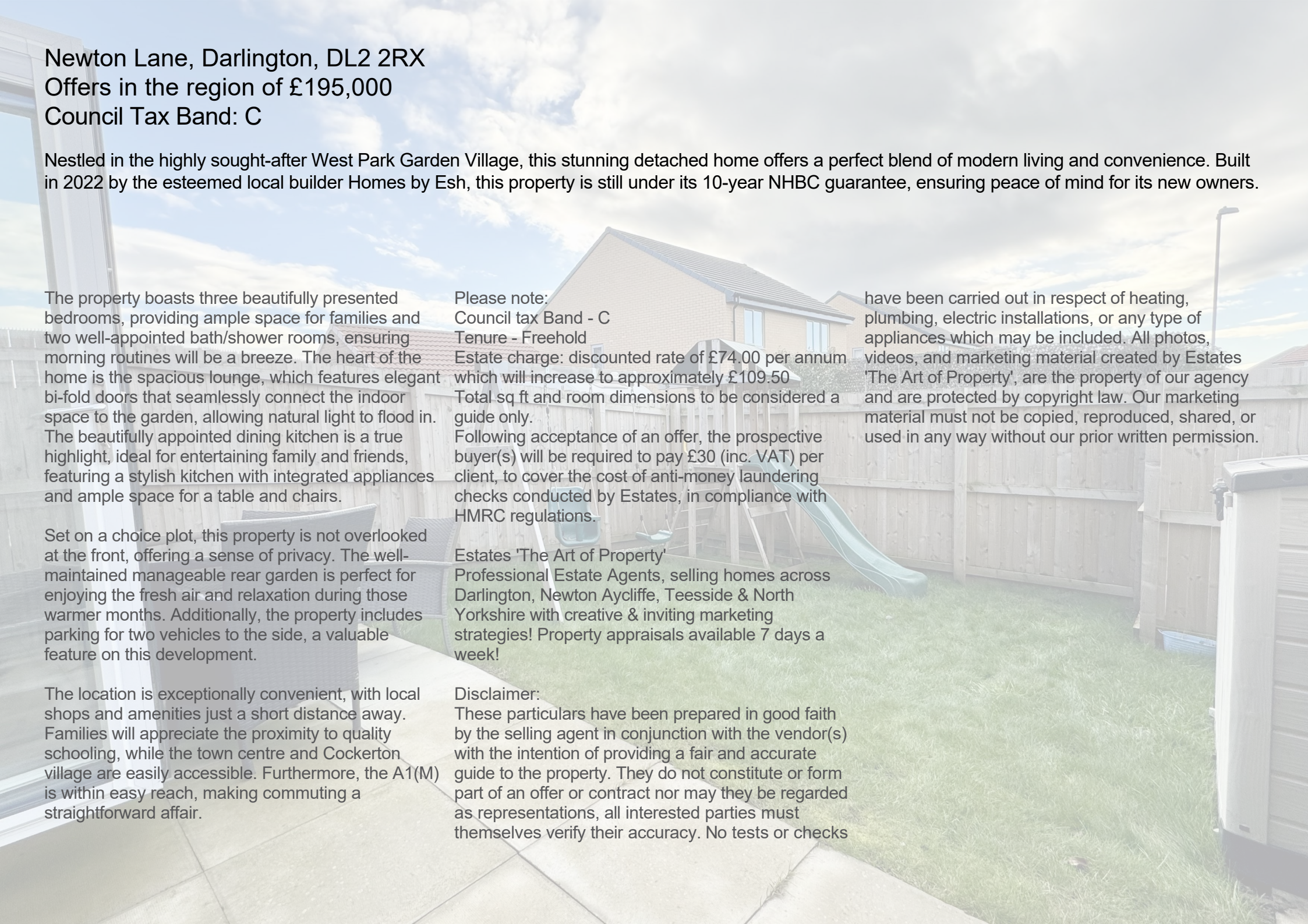


Newton Lane, Darlington, DL2 2RX
Offers in the region of £195,000

estates⁴
'The Art of Property'





Newton Lane, Darlington, DL2 2RX

Offers in the region of £195,000

Council Tax Band: C

Nestled in the highly sought-after West Park Garden Village, this stunning detached home offers a perfect blend of modern living and convenience. Built in 2022 by the esteemed local builder Homes by Esh, this property is still under its 10-year NHBC guarantee, ensuring peace of mind for its new owners.

The property boasts three beautifully presented bedrooms, providing ample space for families and two well-appointed bath/shower rooms, ensuring morning routines will be a breeze. The heart of the home is the spacious lounge, which features elegant bi-fold doors that seamlessly connect the indoor space to the garden, allowing natural light to flood in. The beautifully appointed dining kitchen is a true highlight, ideal for entertaining family and friends, featuring a stylish kitchen with integrated appliances and ample space for a table and chairs.

Set on a choice plot, this property is not overlooked at the front, offering a sense of privacy. The well-maintained manageable rear garden is perfect for enjoying the fresh air and relaxation during those warmer months. Additionally, the property includes parking for two vehicles to the side, a valuable feature on this development.

The location is exceptionally convenient, with local shops and amenities just a short distance away. Families will appreciate the proximity to quality schooling, while the town centre and Cockerton village are easily accessible. Furthermore, the A1(M) is within easy reach, making commuting a straightforward affair.

Please note:
Council tax Band - C
Tenure - Freehold
Estate charge: discounted rate of £74.00 per annum which will increase to approximately £109.50
Total sq ft and room dimensions to be considered a guide only.
Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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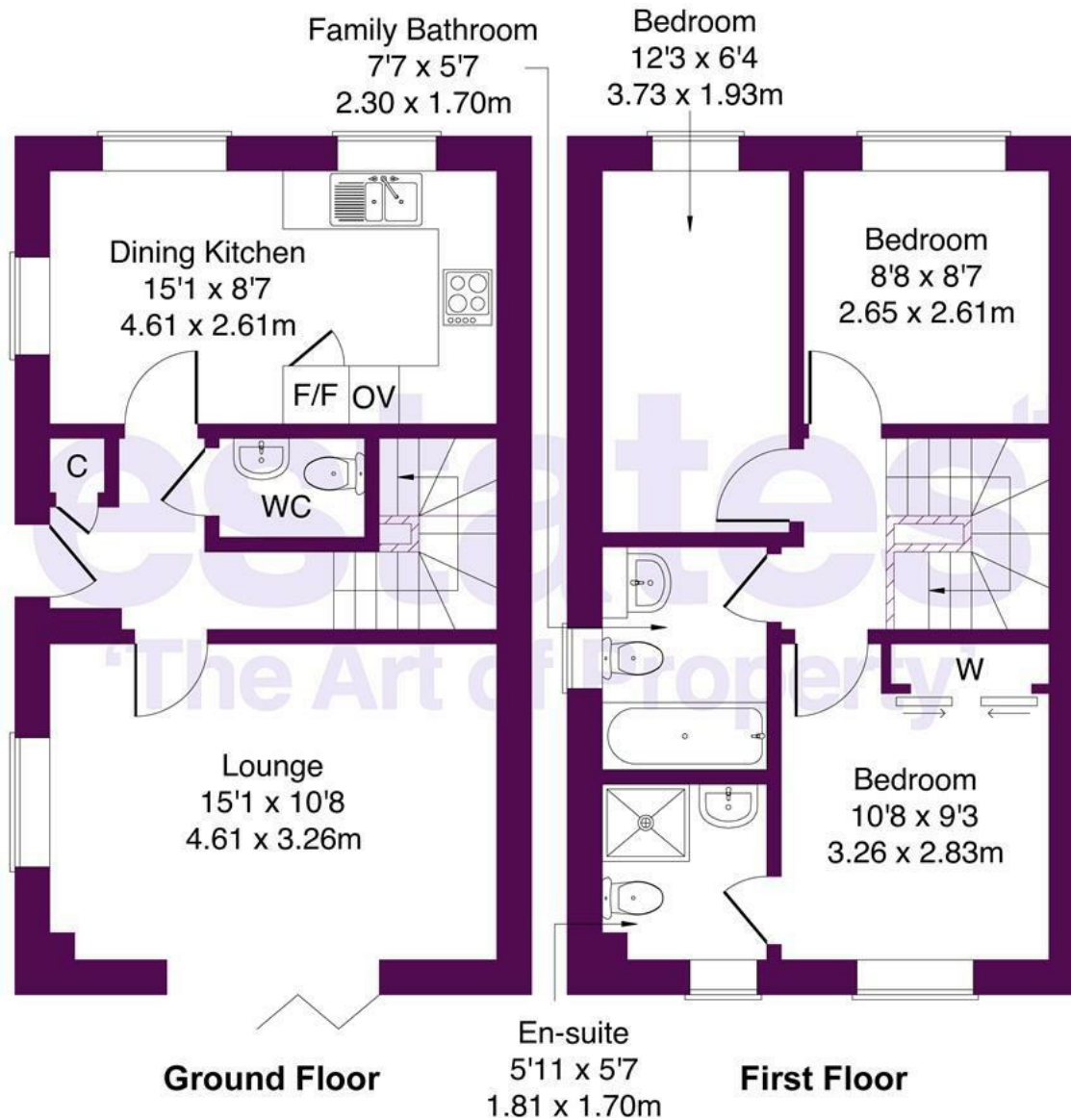
Disclaimer:
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks

have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



Newton Lane, Darlington, DL2 2RX

Approximate Gross Internal Area: (807 sq ft - 75 sq m.)



Not to Scale. Produced by The Plan Portal 2026
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'The Art of Property'

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(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