Locomotion Lane, Darlington, DL2 2GJ

Offers in excess of £270,000

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'The Art of Property'















Locomotion Lane, Darlington, DL2 2GJ
Offers in excess of £270,000
Council Tax Band: D

Four-bedroom Detached | Popular Faverdale/West Park location | Peaceful private outlook | Spacious accommodation | Modern refitted dining kitchen | Garage & Carport

A beautifully presented home, offering excellent value in today's market and a particularly appealing, peaceful outlook to the front.

Situated in the popular Faverdale/West Park area of Darlington, the property enjoys a pleasant, private aspect, with a lovely sense of space and tranquillity. The small stream to the front setting, provides an attractive natural backdrop, with the opportunity to enjoy the local wildlife and a little peace and quiet.

Conveniently located close to local shops, schools and everyday amenities, the property is also just a short drive from Darlington town centre and the A1(M), making it ideal for families and commuters.

Internally, a welcoming entrance hallway leads to a spacious lounge featuring an attractive fireplace, which flows through to a conservatory extension. The modern, refitted dining kitchen is beautifully appointed, providing an ideal space for family life and entertaining, while a ground floor cloak/WC adds further convenience.

To the first floor are four well-proportioned bedrooms and a family bathroom, with the principal bedroom benefiting from its own en-suite shower room.

Outside, the relatively low-maintenance garden offers a lovely space to relax and unwind during the warmer months, complemented by the added benefits of a garage and carport.

Combining generous living space, attractive presentation, practical features and a peaceful, wildlife-friendly outlook, this is a wonderful opportunity to secure a spacious detached family home in a popular area, offering plenty to appreciate at an attractive price.

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Following acceptance of an offer, each prospective buyer will be required to pay £30 inc. VAT for the necessary anti-money laundering checks, carried out by Estates in accordance with HMRC regulations.

DISCLAIMER
All measurements, including the total square footage and individual room dimensions, are provided as a guide only and should not be relied upon as exact measurements. Measurements will, in most cases, represent the maximum measurement of the room or area. Where measurements are provided for garages, outbuildings or other additional areas, these will also be included within the stated total square footage. Prospective purchasers should satisfy themselves as to the accuracy of all measurements before proceeding.

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) as a guide to the property. They do not constitute or form part of an offer or contract and should not be relied upon as representations. All interested parties are advised to verify the accuracy of the information provided. No tests or checks have been carried out in respect of heating, plumbing, electrical installations or appliances included with the property. Prospective purchasers should make their own enquiries and investigations as appropriate.

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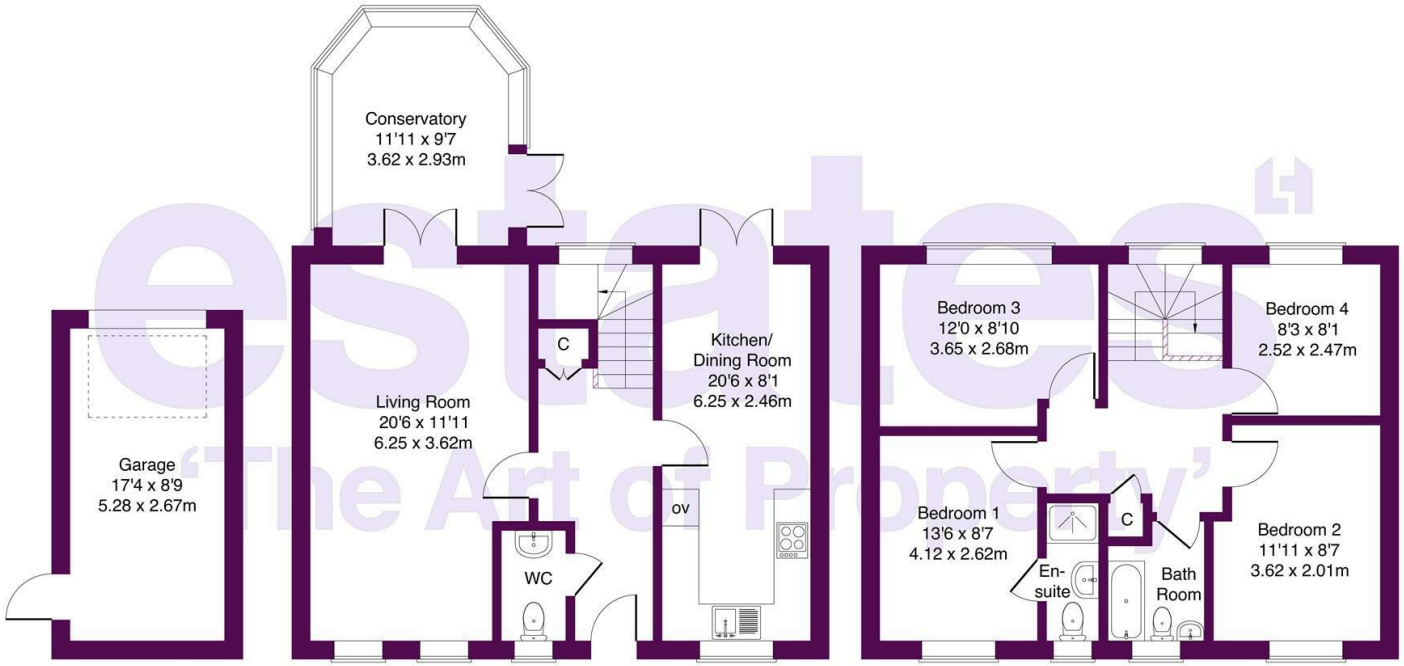



Lexie



Locomotion Lane, Darlington, DL2 2GJ.

Approximate Gross Internal Area: (1379 sq ft - 128 sq m.)



Garage **Ground Floor** **First Floor**

Not to Scale. Produced by The Plan Portal 2026

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estates
'The Art of Property'

Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
https://estates-theartofproperty.co.uk/

