



## Bakewell Mews

Darlington DL2 2FB

Offers In Excess Of £170,000







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Bakewell Mews

## Darlington DL2 2FB



- Spacious Three Bedroom Modern Home
  - Gardens And Garage
  - Must Be Seen
- Two Reception Rooms
  - No Chain
  - Priced To Sell
- En-Suite To The Main Bedroom
  - EPC Grade
  - West Park Location

Welcome to Bakewell Mews, Darlington - a charming location that could be the perfect setting for your new home! This property offers a spacious and modern living experience with three bedrooms, ideal for a growing family or those in need of extra space.

As you step inside, you'll be greeted by not just one, but two inviting reception rooms, providing ample space for relaxation and entertainment. The modern interior adds a touch of elegance to the property, making it a delightful place to call home.

Outside, you'll find well-maintained gardens where you can enjoy the fresh air and perhaps even try your hand at gardening. The added bonus of a garage ensures that your vehicle is kept safe and secure.

Located in the sought-after West Park area, this property offers not just a home, but a lifestyle. With its convenient location, modern amenities, and spacious layout, this house is truly a gem waiting to be discovered. Don't miss out on the opportunity to view this wonderful property - book a viewing today and envision the possibilities that await you at Bakewell Mews!

**Entrance Hall**  
Composite door to front, staircase to first floor and radiator.

**Kitchen/Diner**  
21'01 x 10'06 (6.43m x 3.20m)  
Upvc double glazed windows to front and rear and under stairs storage. Fitted with medium oak wall, base and drawer units, a four ring gas hob and oven with extractor over. One and a half bowl stainless steel sink with mixer tap. There is space for a washing machine and fridge freezer, two radiators, concealed boiler and vinyl flooring.

**Utility**  
4'11" x 5'10" (1.5 x 1.8)  
Door to rear, radiator and vinyl flooring.

**Ground Floor Cloaks**  
Fitted with low level w.c, wash hand basin, radiator and vinyl flooring.

**Lounge**  
10'3 x 8'05 (3.12m x 2.57m)  
Upvc double glazed window to front, fireplace with electric fire and two radiators.

**Dining Room**  
10'03 x 7'06 (3.12m x 2.29m)  
Two Upvc double glazed windows and door to rear.

**Externally**  
Mainly laid to lawn

**Bedroom One**  
13'00 x 11'04 (3.96m x 3.45m )  
Upvc double glazed window to front and radiator.

**En-Suite**  
Fitted with shower cubicle, low level w.c, wash hand basin, part tiled walls and vinyl flooring.

**Bedroom Two**  
11'04 x 10'06 (3.45m x 3.20m)  
Upvc double glazed window to front, storage cupboards and radiator.

**Bedroom Three**  
11'09 x 9'06 (3.58m x 2.90m)  
Upvc double glazed window to rear and radiator.

**Bathroom**  
Comprising white suite with panelled bath, low level w.c. and wash hand basin.

**Externally**

**Council Tax**  
Band D

**Tenure**  
**Note**  
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please

contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

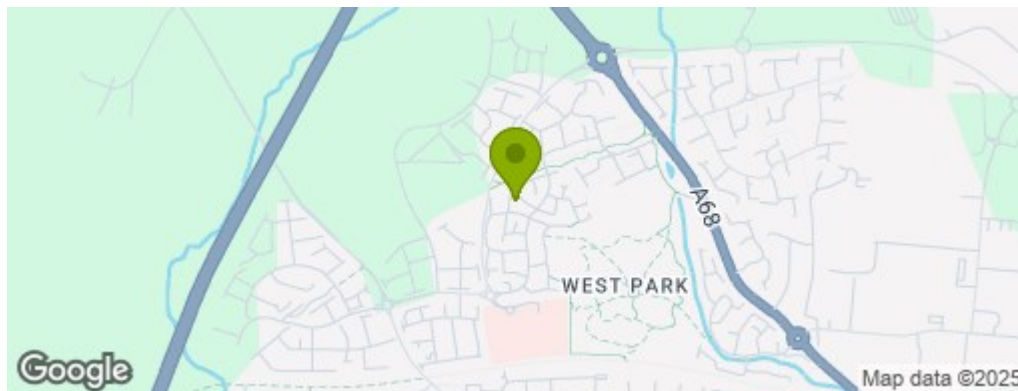
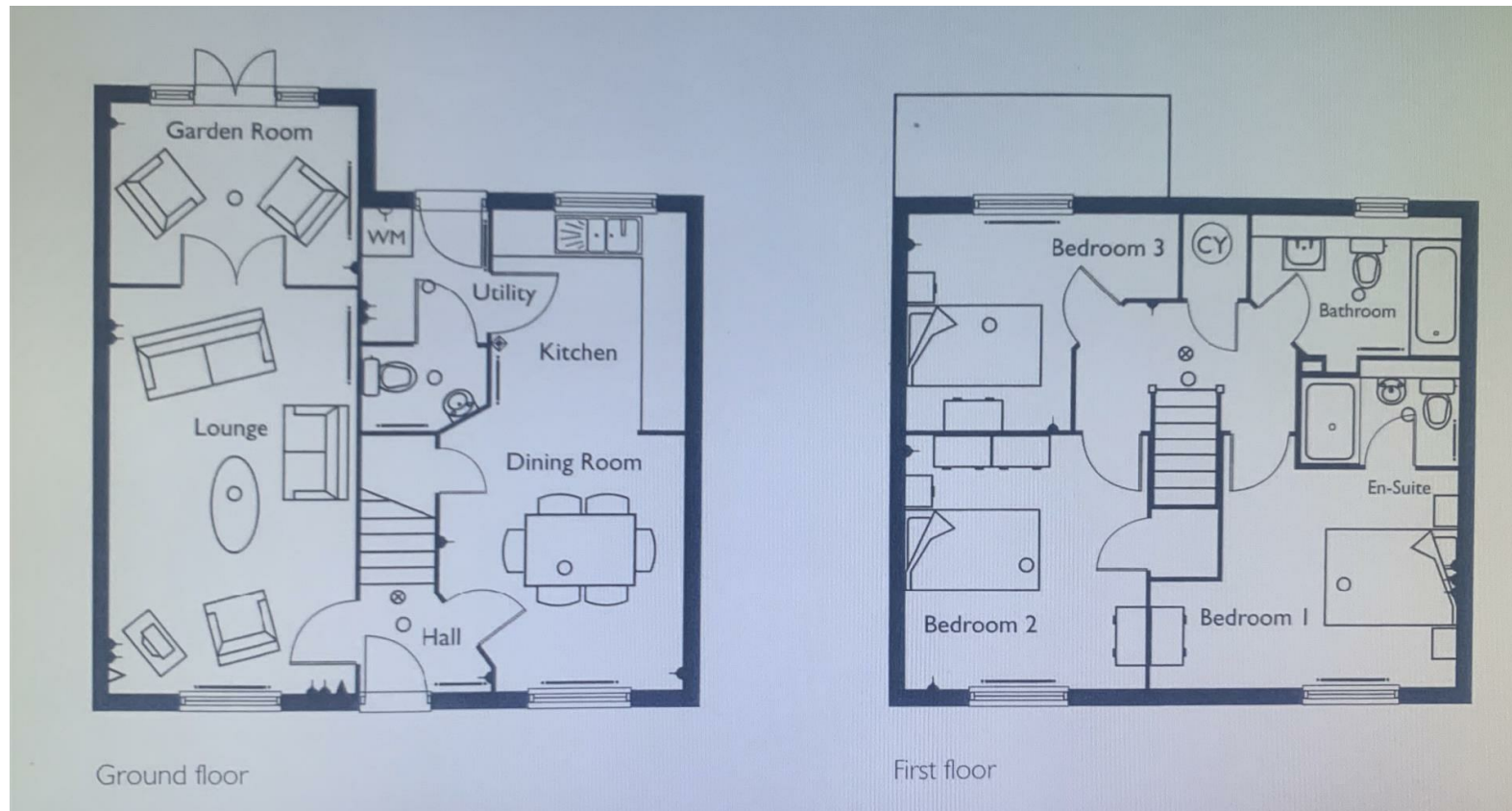
### Property Information

Local Authority  
Darlington  
Council Tax  
Band:  
D  
Annual Price:  
£2,259  
Conservation Area  
No  
Flood Risk  
No Risk  
Floor Area  
1,087 ft 2 / 101 m 2  
Plot size  
0.04 acres (2 Plots)  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
6 Mbps  
Superfast  
80 Mbps  
Ultrafast  
9000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky



## Property Information

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