

West Park Garden Village, Edward Pease Way, Darlington, DL2 2TS.  
£229,995





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Council Tax Band:

\*\* Part exchange considered plus £250pm for 2 years mortgage subsidy plus standard flooring \*\*

The Lancaster is a stunning 3-bedroom home that offers plenty of space for families and first-time buyers. On the ground floor, the property features a front aspect lounge and a spacious open plan kitchen/dining area to the rear. This opens out onto a generous rear garden via bifold doors. There is also a convenient utility room and downstairs cloakroom.

Upstairs, there is a master bedroom with an en-suite, as well as two further bedrooms and a family bathroom

The home features the highest quality fittings from high-end brands like Beko, Porcelanosa and Hansgrohe.

Integral garage and parking spaces for 2 vehicles.

EPC BAND B

These houses are sold on a FREEHOLD basis. There is an estate management charge of approx. £130+VAT pa

**Principal elevation**

**Entrance hallway**

**Lounge**

12'5" x 9'10" (3.80 x 3.00)

**Kitchen/dining area**

16'2" x 8'10" (4.95 x 2.71)

**Utility room**

5'10" x 5'5" (1.80 x 1.66)

**Ground floor w.c**

**First floor landing**

**Principal bedroom**

13'3" x 10'0" (4.05 x 3.06)

**En-suite**

8'4" x 5'5" (2.56 x 1.66)

**Bedroom two**

12'5" x 8'4" (3.81 x 2.55)

**Bedroom three**

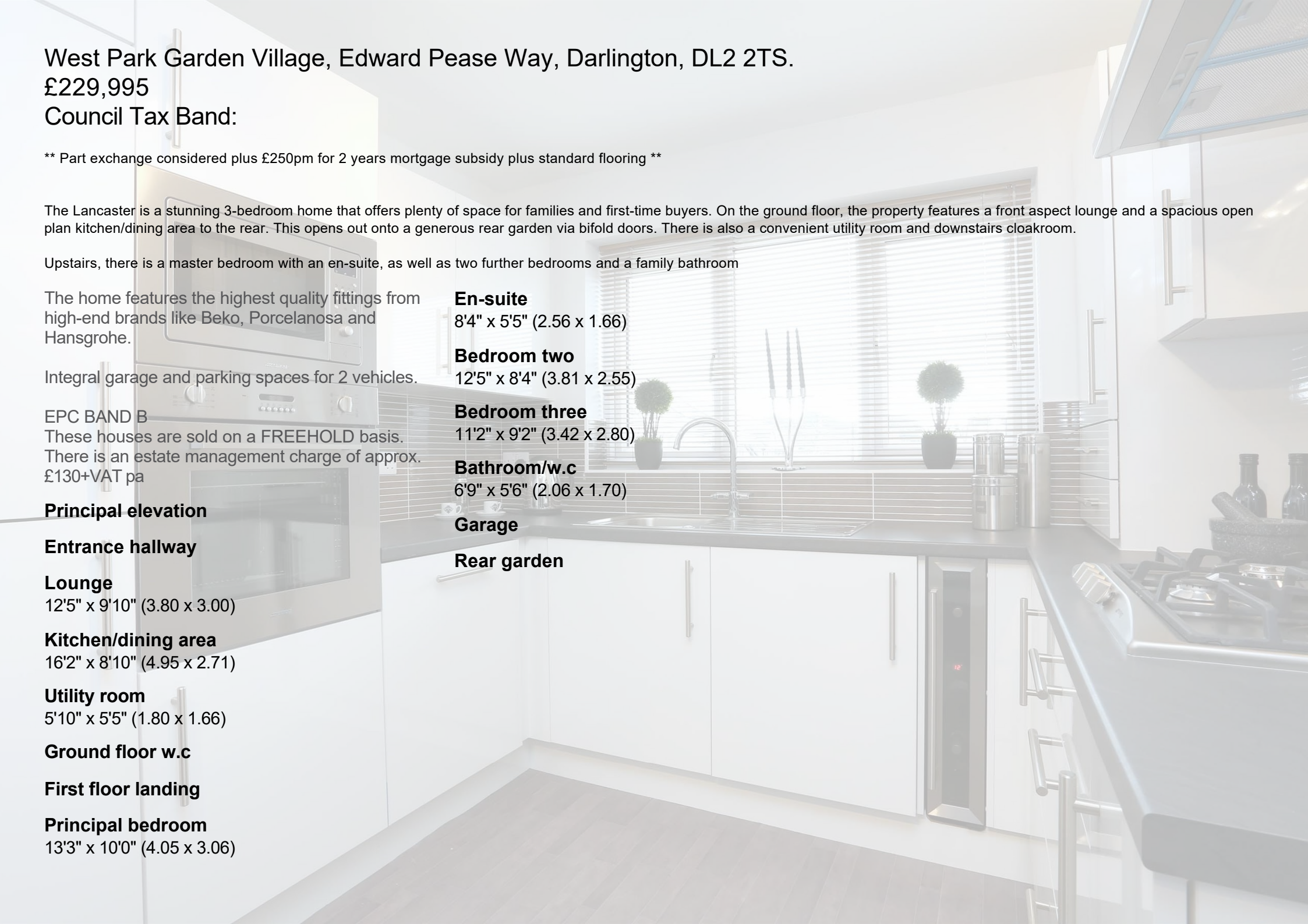
11'2" x 9'2" (3.42 x 2.80)

**Bathroom/w.c**

6'9" x 5'6" (2.06 x 1.70)

**Garage**

**Rear garden**







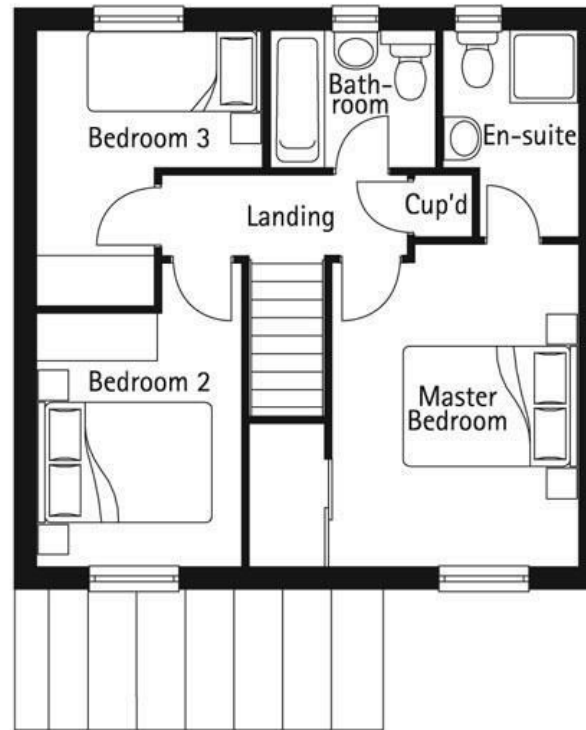
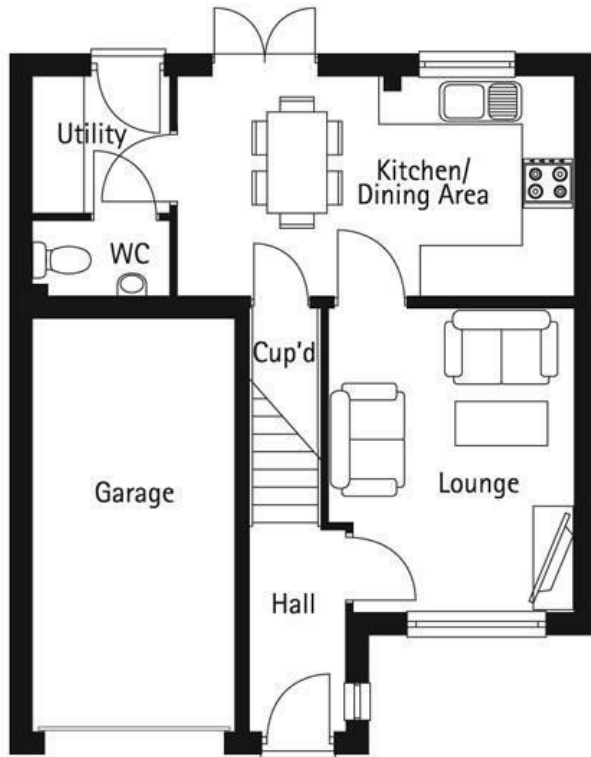


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| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |