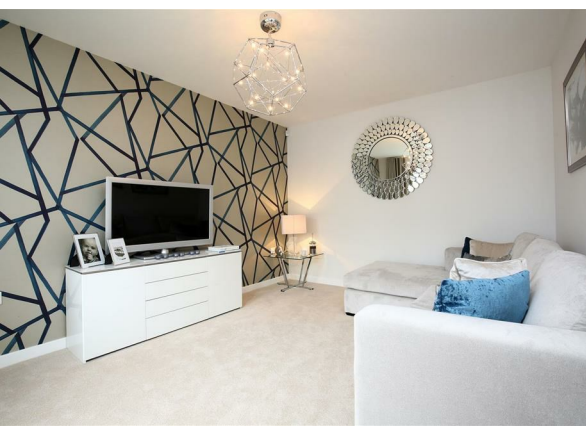
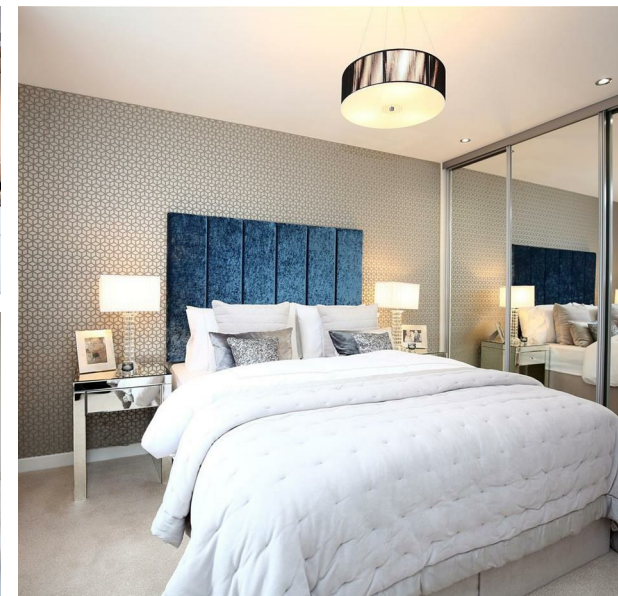


West Park Garden Village, Edward Pease Way, Darlington, DL2 2TS.  
£274,995





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£274,995

Council Tax Band:

\*\* £250pm for 2 years mortgage subsidy scheme \*\*

\*\* Part exchange available \*\*

The Lichfield is a four bedroom home perfect for any family or couple. The lounge benefits from a bay window which allows light to flow through. The open plan kitchen/family area features bi folding doors leading onto a large garden, perfect for entertaining family and friends.

Upstairs there is a spacious master bedroom featuring fitted wardrobes and an en-suite. There is a further three bedrooms along with a family bathroom.

A high specification as standard is expected in all our homes, with brands such as Beko, Porcelanosa and HIVE included. We also include spotlights, appliances, and blocked paved drives in all our homes.

### 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

14'4" x 10'11" (excl bay)

### Kitchen/dining/family area

22'4" x 9'8"

### Utility room

6'5" x 5'4"

### Ground floor w.c

### First floor landing

### Principal bedroom

14'7" x 9'10"

### En-suite

5'4" x 4'5"

### Bedroom two

12'5" x 10'2"

### Bedroom three

10'2" x 9'6"

### Bedroom four

10'6" x 10'2"

### Bathroom/w.c

6'9" x 6'2"

### Garage

### Rear garden









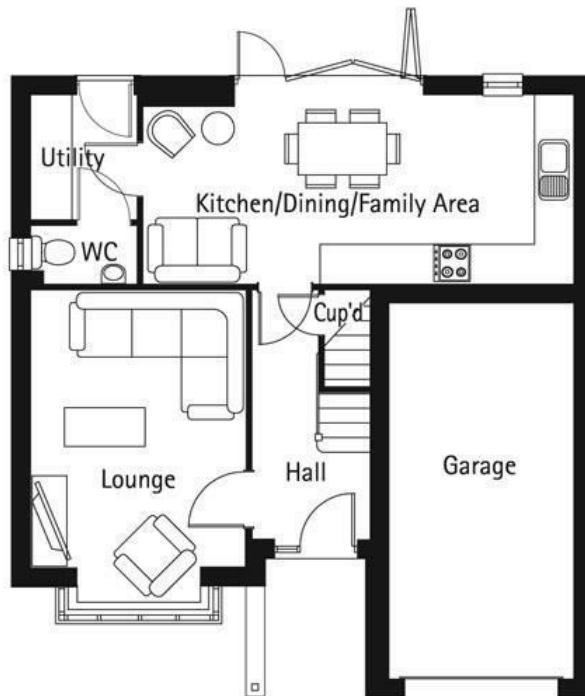








65 Duke Street  
 Darlington  
 County Durham  
 DL3 7SD  
 01325 804850  
 sales@vurvstates.co.uk  
<https://www.vurv.online/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	