

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



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Council Tax Band:

** PART EXCHANGE CONSIDERED PLUS £250 PER MONTH FOR TWO 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)

Ground floor w.c

Utility room

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

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

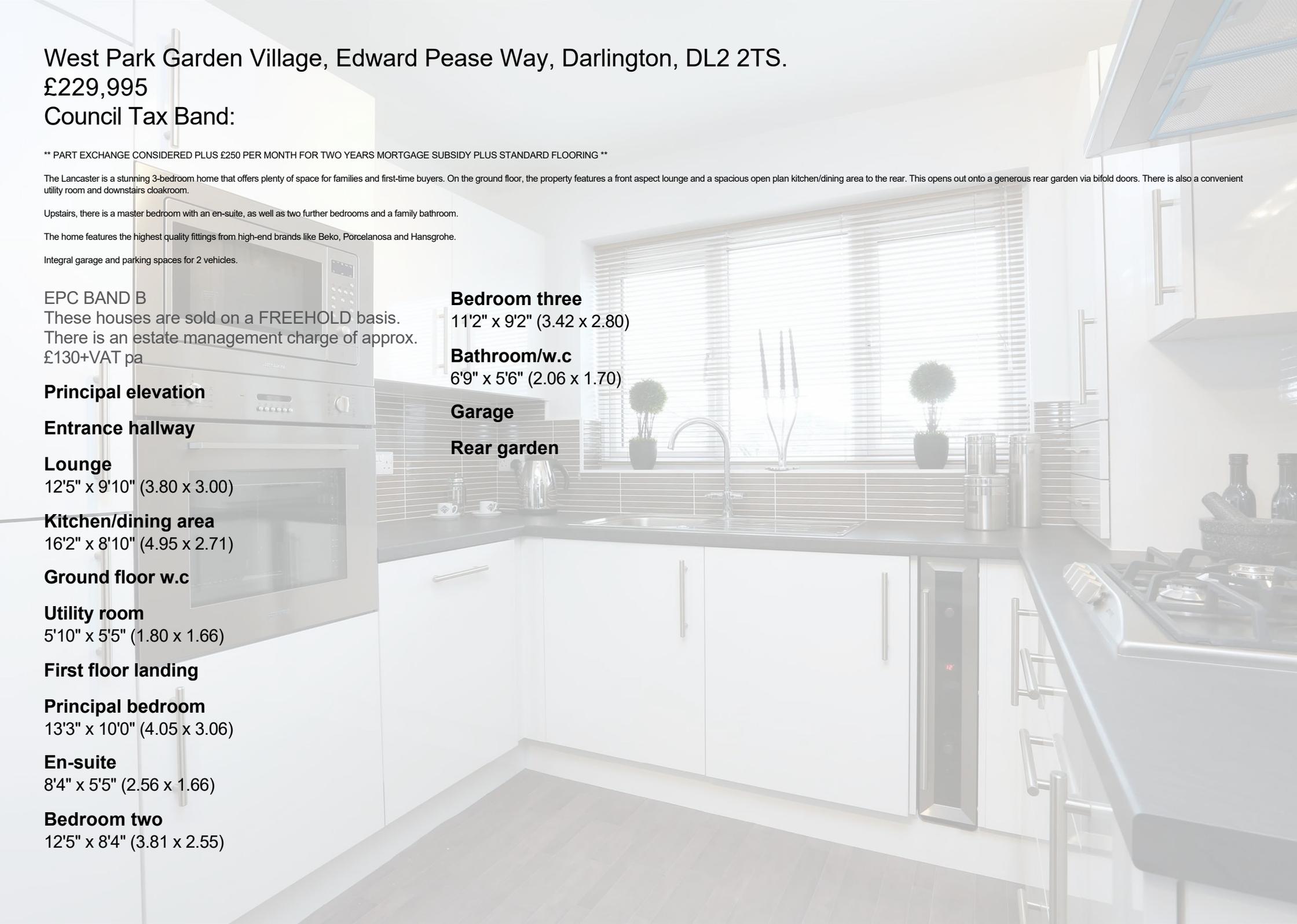
11'2" x 9'2" (3.42 x 2.80)

Bathroom/w.c

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

Garage

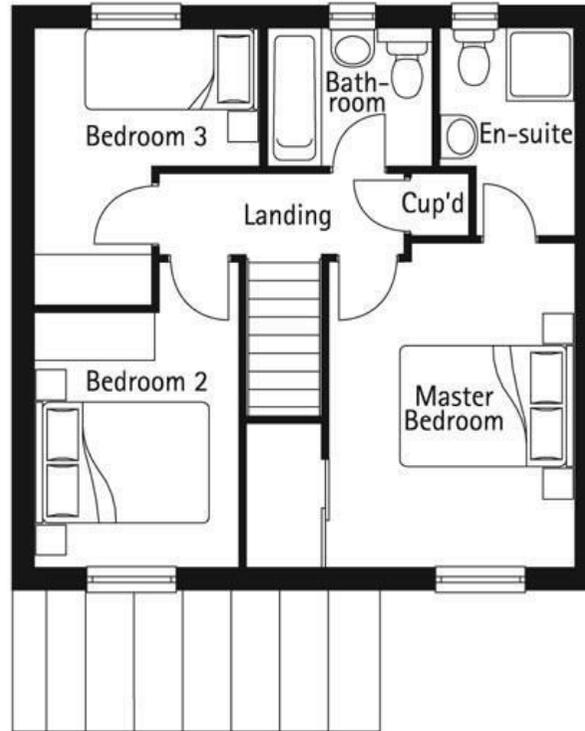
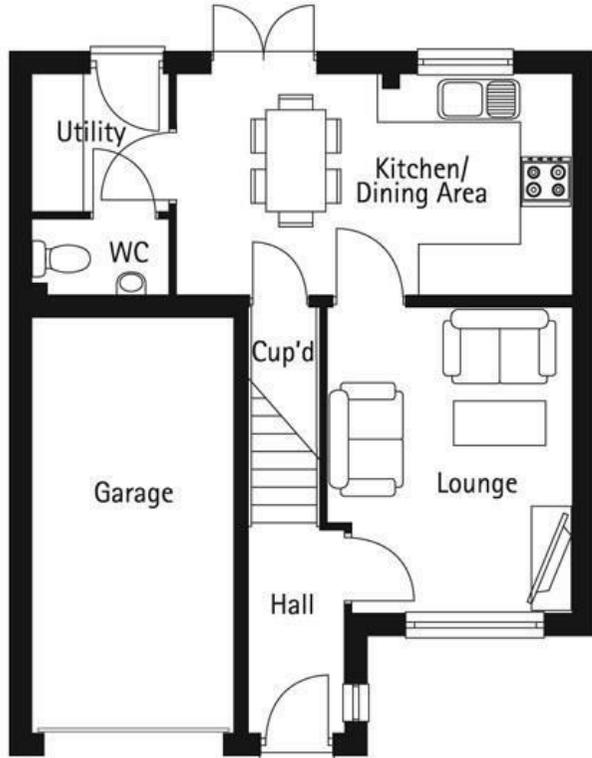
Rear garden







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	