

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



# West Park Garden Village, Edward Pease Way, Darlington, DL2 2TS.

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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.

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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"

### Kitchen/dining area

16'2" x 8'10"

### Utility room

5'10" x 5'5"

### Ground floor w/.c

### First floor landing

### Principal bedroom

13'3" x 10'0"

### En-suite

8'4" x 5'5"

### Bedroom two

12'5" x 8'4"

### Bedroom three

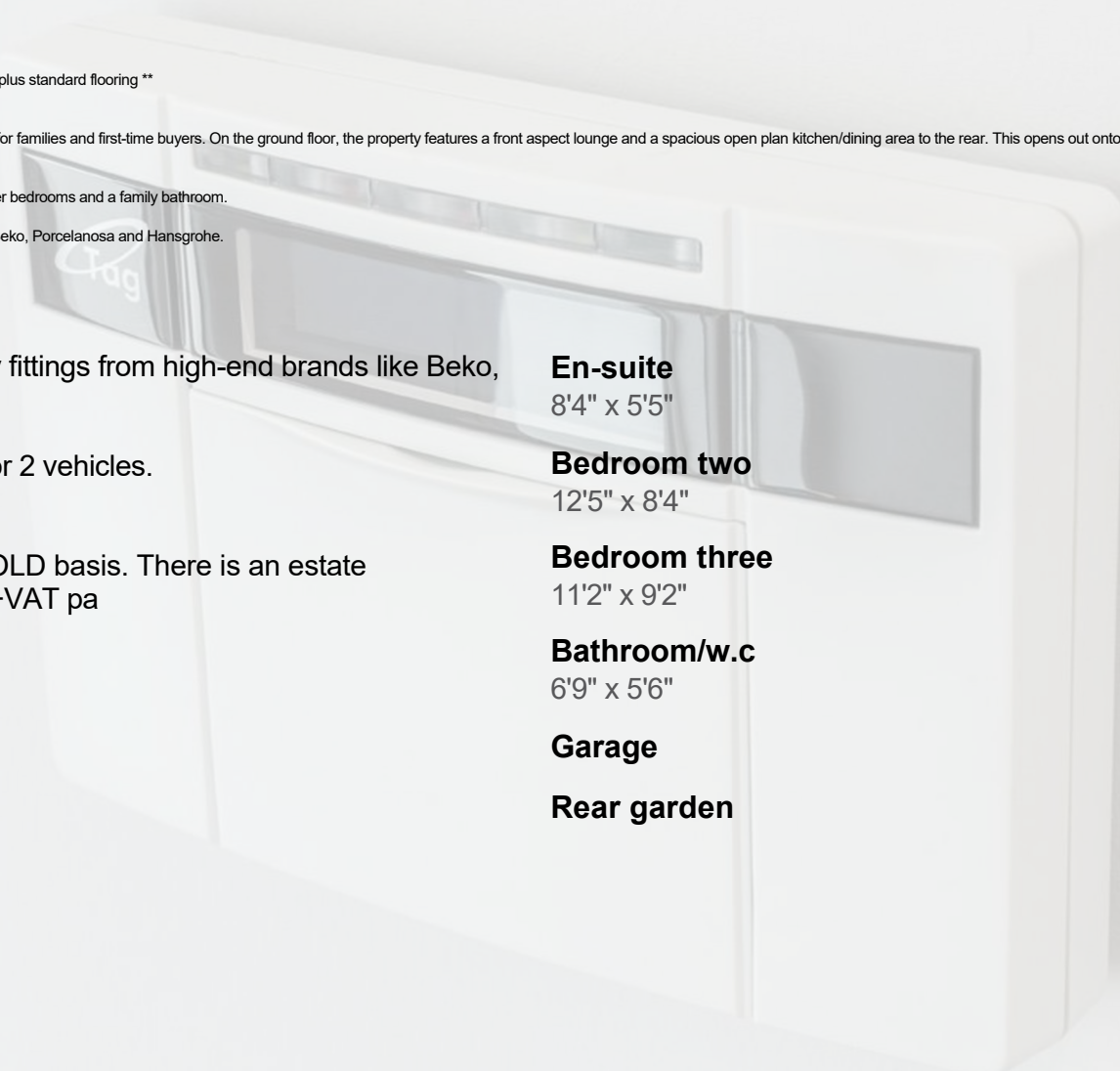
11'2" x 9'2"

### Bathroom/w.c

6'9" x 5'6"

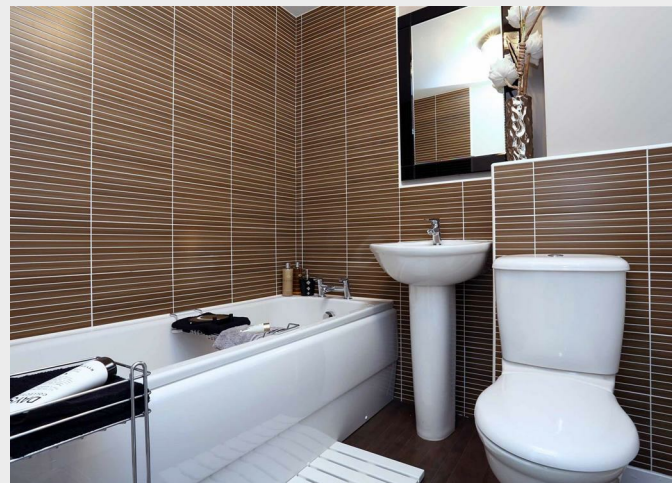
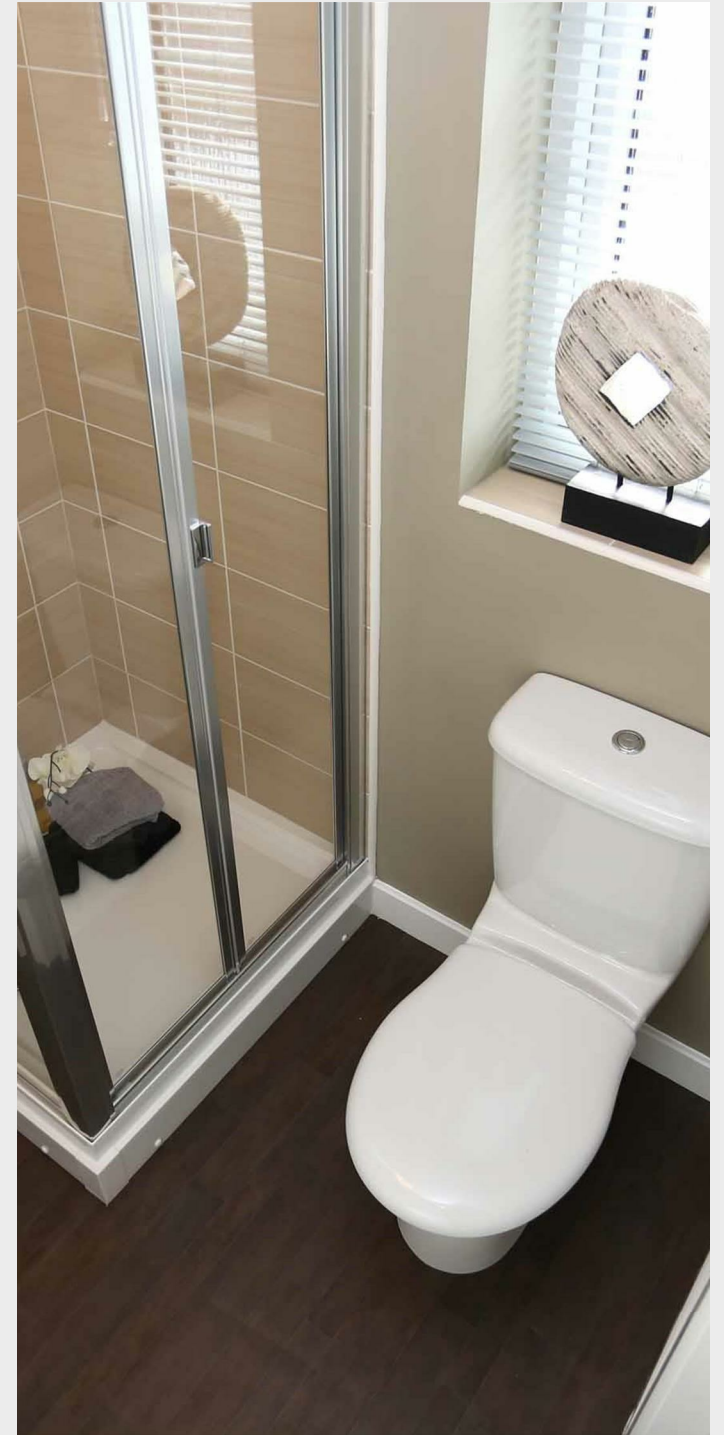
### Garage

### Rear garden



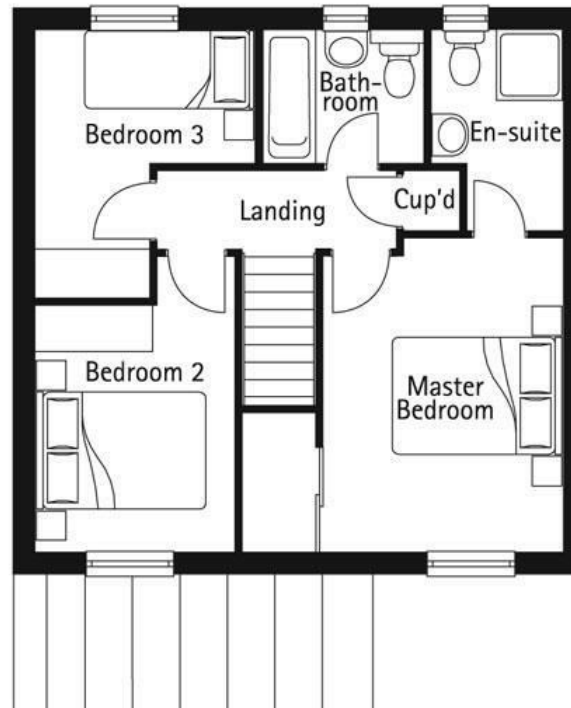
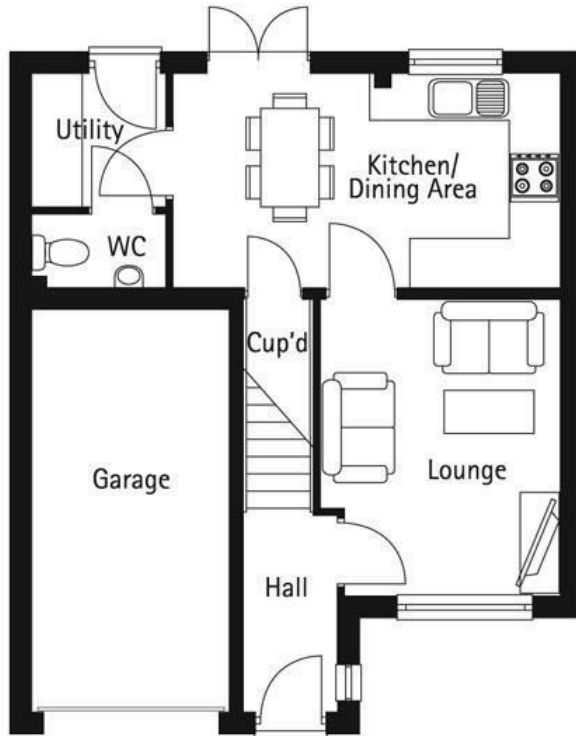








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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