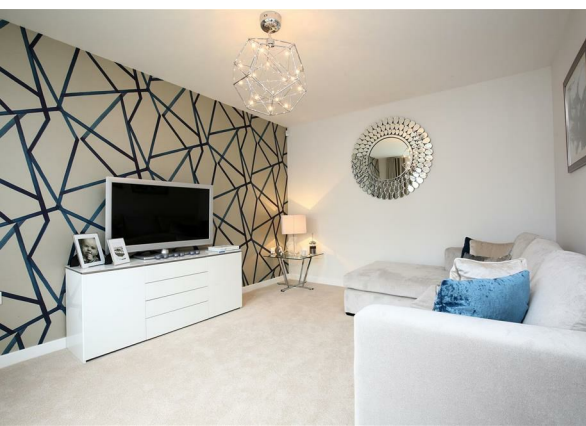
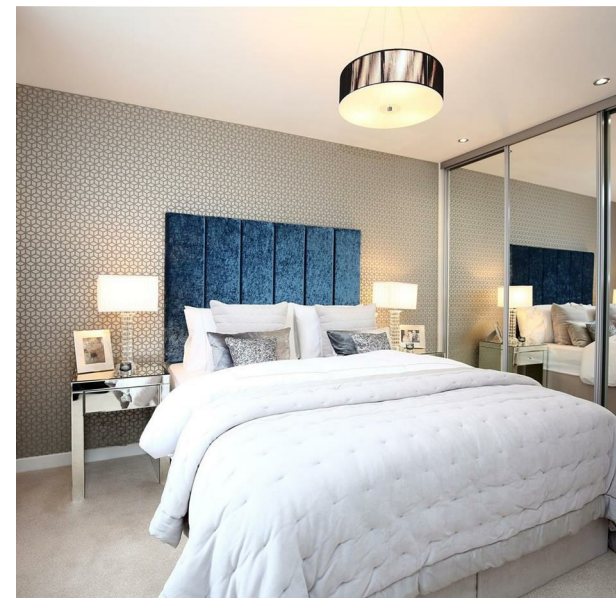


West Park Garden Village, Edward Pease Way, Darlington, DL2 2TS.  
£274,995



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£274,995

Council Tax Band:

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) (4.37 x 3.35 (excl bay))

**Kitchen/dining/family area**

22'4" x 9'8" (6.83 x 2.95)

**Utility room**

6'5" x 5'4" (1.96 x 1.65)

**Ground floor w.c**

**First floor landing**

**Principal bedroom**

14'7" x 9'10" (4.45 x 3.01)

**En-suite**

5'4" x 4'5" (1.65 x 1.37)

**Bedroom two**

12'5" x 10'2" (3.81 x 3.12)

**Bedroom three**

10'2" x 9'6" (3.10 x 2.91)

**Bedroom four**

10'6" x 10'2" (3.21 x 3.12)

**Bathroom/w.c**

6'9" x 6'2" (2.07 x 1.90)

**Garage**

**Rear garden**







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 Darlington  
 County Durham  
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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	