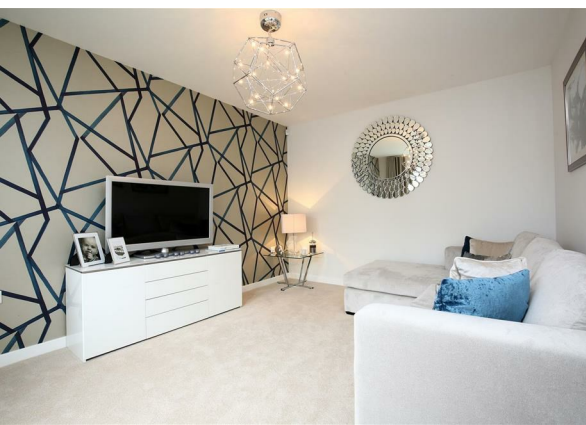
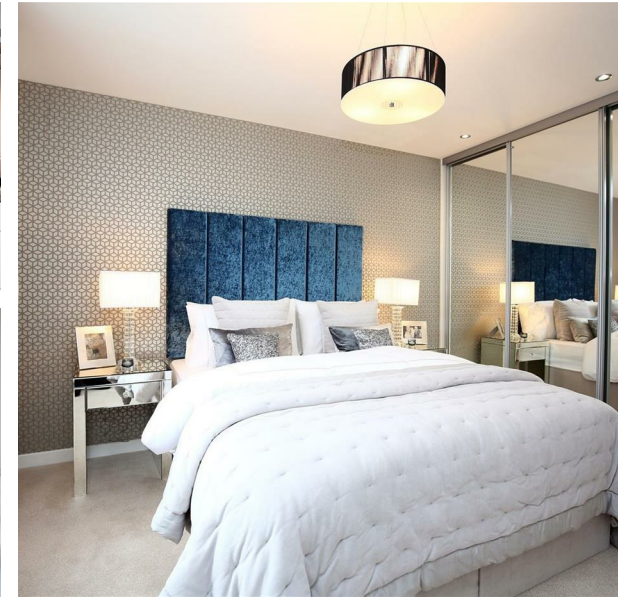


Plot 144, Elder Brook Park, Neasham Road, Darlington, DL2 1DL
£274,995



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£274,995

Council Tax Band:

The Lichfield 2 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)

Second Bedroom

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

Third Bedroom

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

Fourth Bedroom

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

Family Bathroom

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

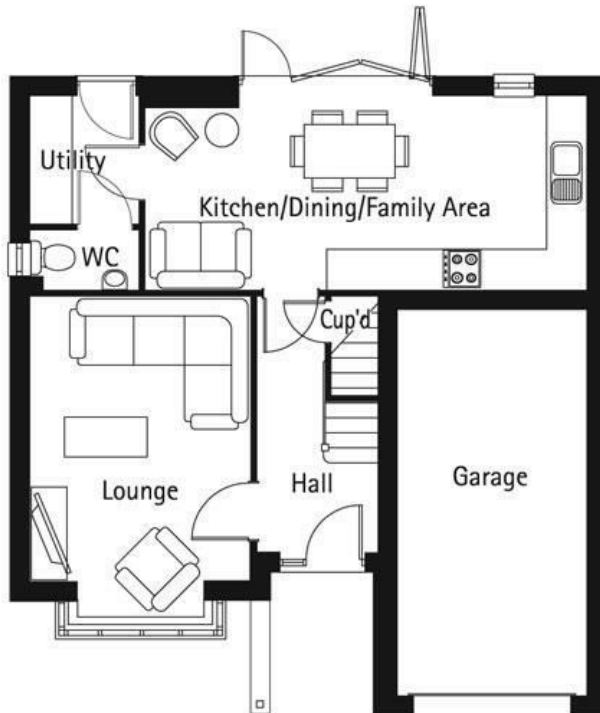
Garage

Rear garden





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