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Old Favourites Walk
Darlington, DL2 2FJ

Offers in the region of £245,000

House - Terraced
4 Bedroom/s
3 Bathroom/s

Stylish four bedroomed three storey property, occupying a pleasing position within this highly sought after Westpark development. Ideally suited to the family buyer this is a well presented home in ready to move into order. Benefiting from gas fired central heating and double glazing the property comprises entrance hall, cloakroom/wc, kitchen/breakfast room, utility room to the ground floor. The first floor offers living room, master bedroom with en-suite shower room/wc with underfloor heating and audio speaker in the double shower head, and a single bedroom, while to the second floor there are two further double bedrooms, en-suite shower room and family bathroom/wc.

Externally there are gardens front and rear together with driveway, covered carport with remote controlled insulated garage doors front and rear and security bollard and single garage with EV charging port. Conveniently placed for ease of access for the commuter with the A1M situated within a few minutes drive away.





- Well presented four bed roomed property
- Utility room
- 2 en-suites and family bathroom
- Popular Westpark location
- Kitchen/breakfast room
- Covered carport with remote controlled doors front and rear and single garage
- Gardens front and rear

GENERAL INFORMATION

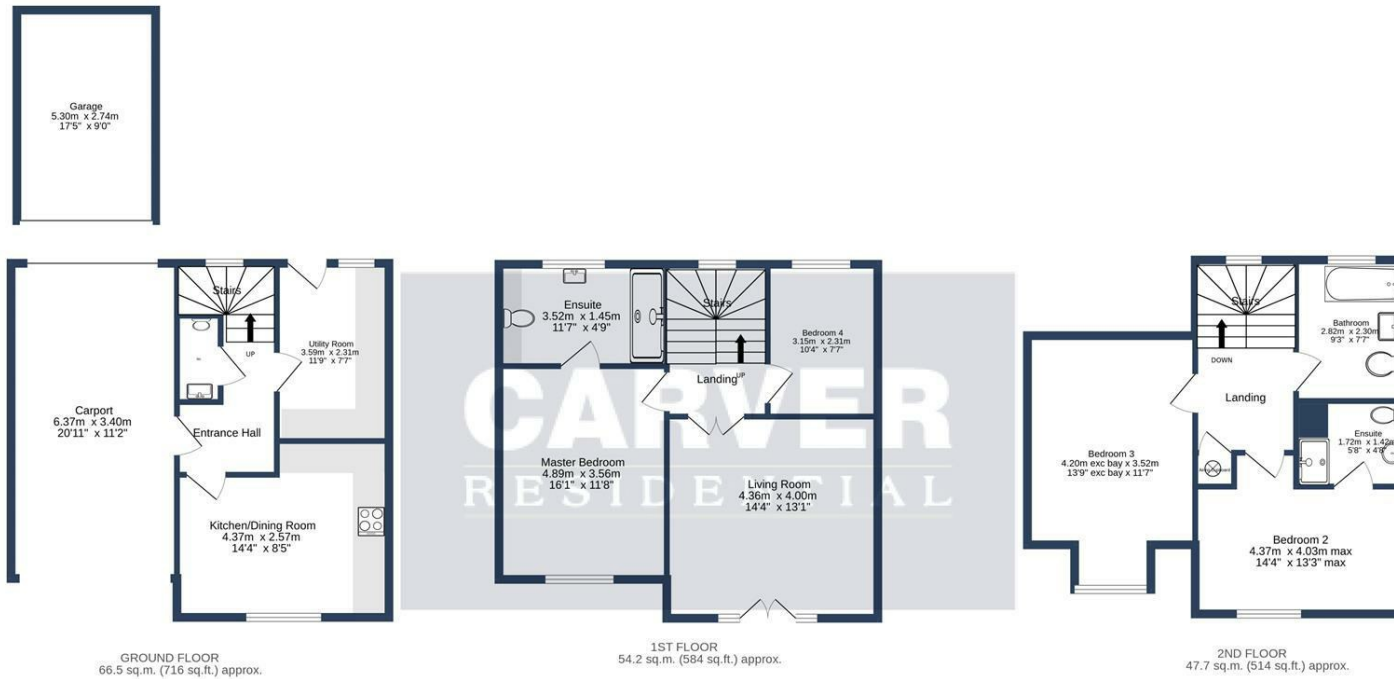
Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

Buyers please note there is annual charge to pay - Westpark Levy - of approximately £100 per annum



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		76	
(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	

OLD FAVOURITES WALK, DARLINGTON. DL2 2FJ.

TOTAL FLOOR AREA : 168.5 sq.m. (1814 sq.ft.) approx.

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MAB 6202



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