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Scholars Park
Darlington, DL3 7FF

Offers in the region of £255,000

House - Semi-Detached
4 Bedroom/s
2 Bathroom/s

Tucked away at the head of this small exclusive development within the WEST END, within minutes walking distance to excellent schools, and the vibrant town Centre. Offered for sale with NO ONWARD CHAIN, this is a home which having been extended provides spacious living for all the family, situated over three floors. Internally comprises entrance hall/study with useful utility/cloaks cupboards, a ground floor WC, fitted kitchen with granite working surfaces and a host of integrated appliances living/diner with French doors is the perfect place to unwind with private views over the corner sited garden. To the first floor there are THREE good sized bedrooms and family bathroom/WC, A further staircase leads to the second floor, master bedroom again with built in wardrobes and the added advantage of a dressing room and ensuite/WC.

Externally having corner sited mature, established private SOUTH/WEST facing gardens, perfect to enjoy the summer sunshine, also with the benefit of side gated access and DRIVEWAY.





- CUL-DE-SAC LOCATION
- EXTENDED TO THE REAR
- SPACIOUS LIVING SPACE
- FOUR GOOD SIZED BEDROOMS
- DRIVEWAY ALLOWING OFF ROAD PARKING

- IMPRESSIVE FAMILY HOME
- SITUATED OVER THREE FLOORS
- OPEN PLAN LIVING/DINER
- MASTER WITH DRESSING ROOM & EN-SUITE
- CORNER SITED SOUTHWEST FACING REAR GARDEN.

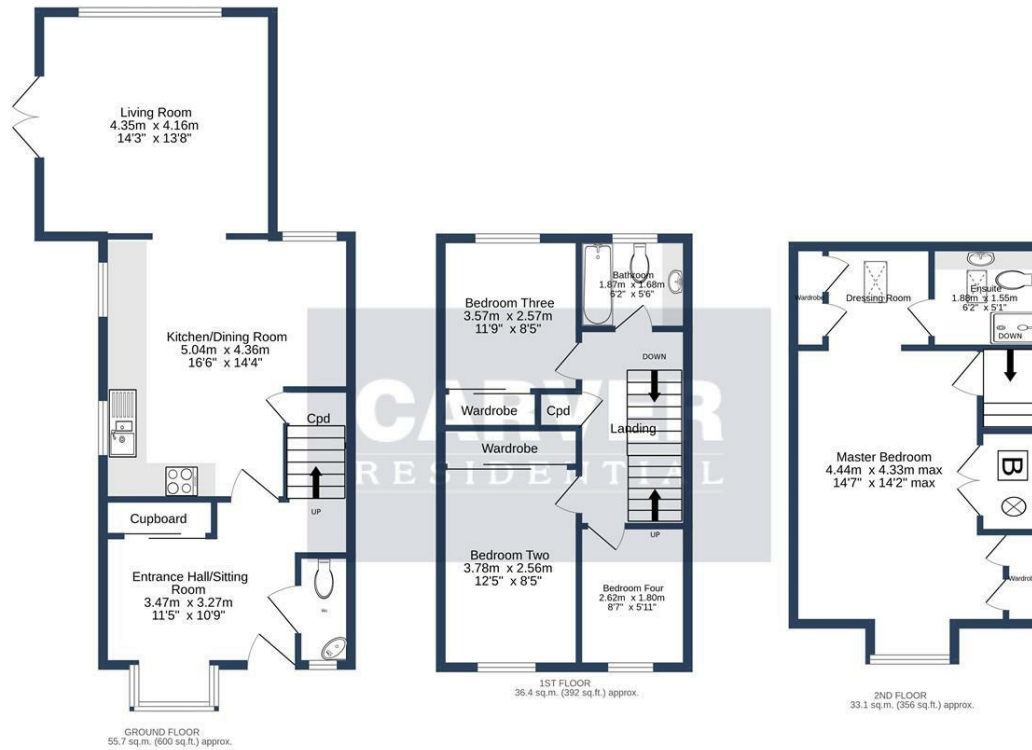
GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: (Tax Banding E)



SCHOLARS PARK, DARLINGTON. DL3 7FF.

TOTAL FLOOR AREA : 125.3 sq.m. (1348 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

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