



**** PART EXCHANGE AVAILABLE ****

**** £250 A MONTH TOWARDS MORTGAGE PAYMENTS FOR TWO YEARS ****

The Richmond is an eye-catching 4 bedroom home with a layout designed to complement the flow of family life. On the ground floor, you'll enjoy a spacious dual aspect lounge as well as an open plan kitchen and family area to the rear of the house, perfect for socialising. Bifold doors open out from here onto a generous rear garden and also benefitting from Double Garage.

The property comes complete with high quality fixtures from esteemed brands such as Ideal Standard, Beko and Hansgrohe. There is also a separate dining room to enjoy, offering the perfect space for relaxation and entertaining.

Upstairs, the luxurious master bedroom features a fitted wardrobe and a luxurious en-suite, three further bedrooms, bedroom two having fitted wardrobes, a family bathroom and a downstairs cloakroom to complete this house type.

EPC Band B

West Park Garden Village, Darlington, DL2 2TS

4 Bedroom - House - Detached

£309,995

EPC Rating:

Tenure: Freehold

Council Tax Band:

West Park Garden Village, Darlington, DL2 2TS

ENTRANCE HALL

LOUNGE

16'7 x 10'1 (5.05m x 3.07m)

KITCHEN / FAMILY AREA

15'3 x 15'1 (4.65m x 4.60m)

DINING ROOM

10'9 x 9'8 (3.28m x 2.95m)

UTILITY ROOM

5'7 x 5'0 (1.70m x 1.52m)

GROUND FLOOR CLOAKS/W.C

FIRST FLOOR

MASTER BEDROOM

15'2 x 9'3 (4.62m x 2.82m)

EN-SUITE SHOWER ROOM

7'8 x 3'11 (2.34m x 1.19m)

BEDROOM TWO

15'6 x 8'8 (4.72m x 2.64m)

BEDROOM THREE

12'0 x 8'10 (3.66m x 2.69m)

BEDROOM FOUR

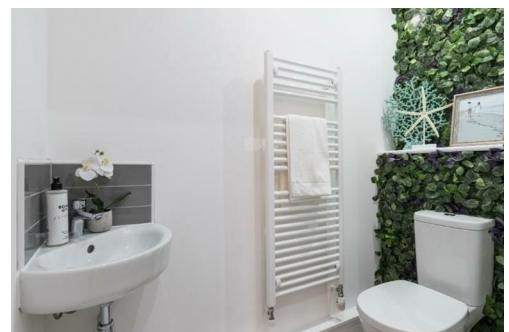
7'5 x 7'1 (2.26m x 2.16m)

BATHROOM/W.C.

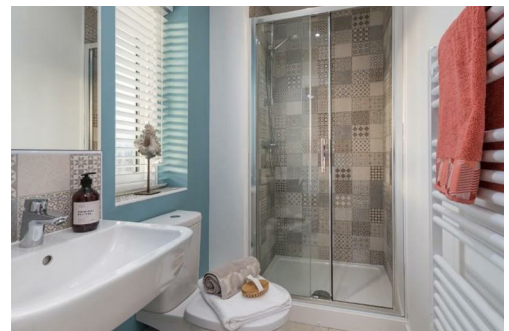
7'8 x 5'8 (2.34m x 1.73m)

FRONT EXTERNAL

DOUBLE GARAGE

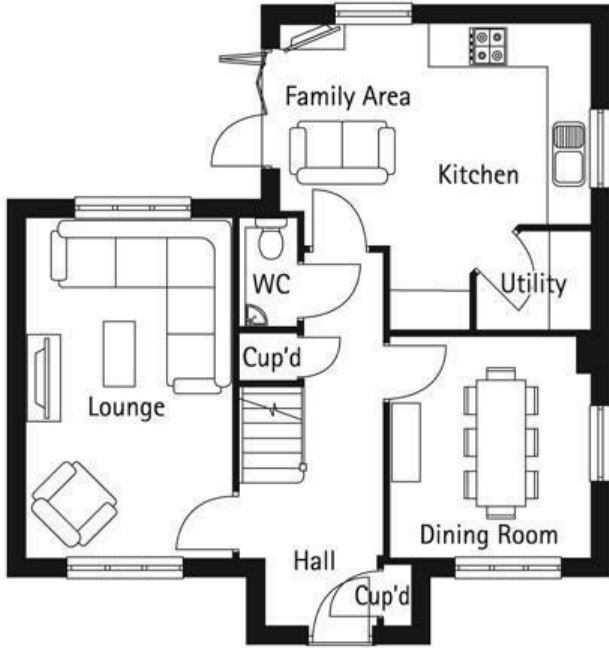


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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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		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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