



**** PART EXCHANGE AVAILABLE ****

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

The Shrewsbury is a four-bedroom home. The open plan kitchen/family area is an ideal space for any family or entertaining guests. There is a separate lounge and a study adaptable to those working from home or needing a playroom for the little ones. This property also features a double garage with 2 parking spaces.

Upstairs there is a master bedroom with fitted wardrobes and en-suite, as well as three further bedrooms. Bedroom two also featuring fitted wardrobes.

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

West Park Garden Village, Darlington, DL2 2TS

4 Bedroom - House - Detached

£299,995

EPC Rating:

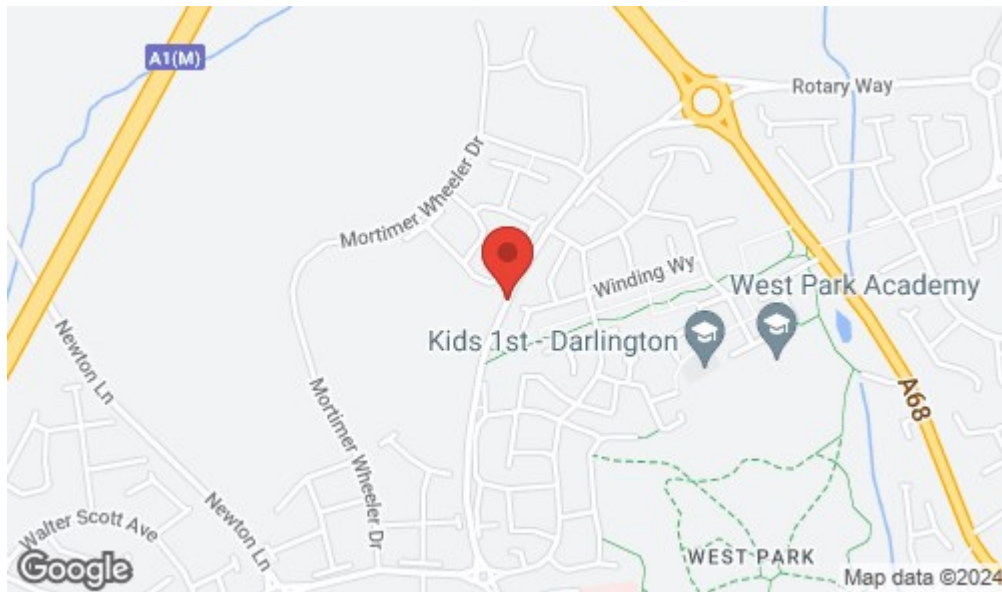
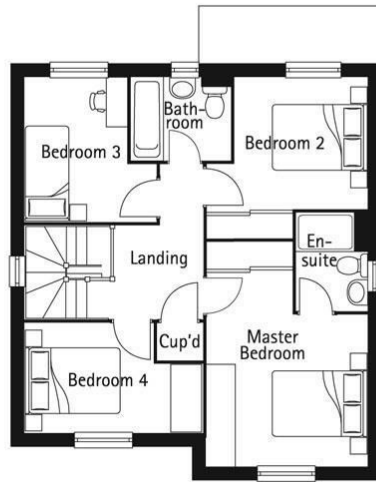
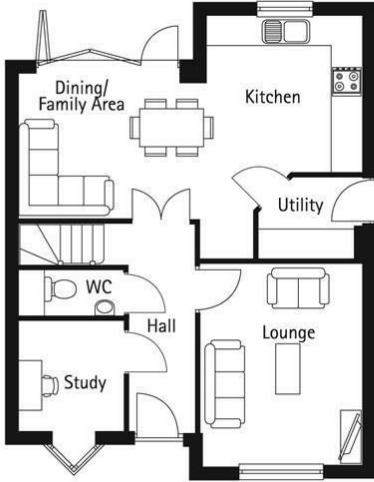
Tenure:

Council Tax Band:



**SMITH &
FRIENDS**
ESTATE AGENTS

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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. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

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