Located on the popular West Park development which lies within easy reach of good transport links and local amenities.

The end-terraced Wilford is the ideal solution for those seeking a first or smaller home. Step through the front door and the hall leads to a separate, stylishly fitted kitchen and downstairs w.c. It then opens up into a spacious lounge and dining area with French doors leading to the rear garden, the perfect place to entertain in good weather. Upstairs are two double bedrooms, a bathroom fitted with contemporary sanitary ware and plenty of essential storage space.

Individual plots may vary, please speak to the sales advisors.

Balaguer Grove, Darlington, DL2 2WG
2 Bed - House - Semi-Detached
£169,995
EPC Rating:
Council Tax Band:
Tenure: Freehold

SMITH &
FRIENDS
ESTATE AGENTS

Balaguer Grove, Darlington, DL2 2WG

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ENTRANCE HALL

GROUND FLOOR W.C.

KITCHEN
10'1x5'10 (3.07mx1.78m)

LOUNGE
14'4x12'10 (4.37mx3.91m)

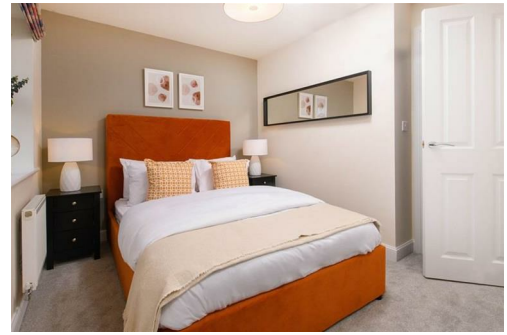**FIRST FLOOR LANDING**

BEDROOM
12'10x8'2 (3.91mx2.49m)

BEDROOM
12'10x9'7 (3.91mx2.92m)

BATHROOM/W.C.
6'3x5'7 (1.91mx1.70m)

Balaguer Grove, Darlington, DL2 2WG

Wilford

Approximate Gross Internal Area
646 sq ft - 60 sq m

Bathroom
5'7 x 6'2
1.89 x 1.69m

Lounge/Dining Room
14'4 x 12'10
4.36 x 3.92m

St

Bedroom 1
12'10 x 8'2
3.92 x 2.49m

St

Bedroom 2
12'10 x 9'7
3.92 x 2.93m

WC
5'3 x 2'11
1.61 x 0.88m

Kitchen
10'1 x 5'10
3.08 x 1.78m

GROUND FLOOR

FIRST FLOOR
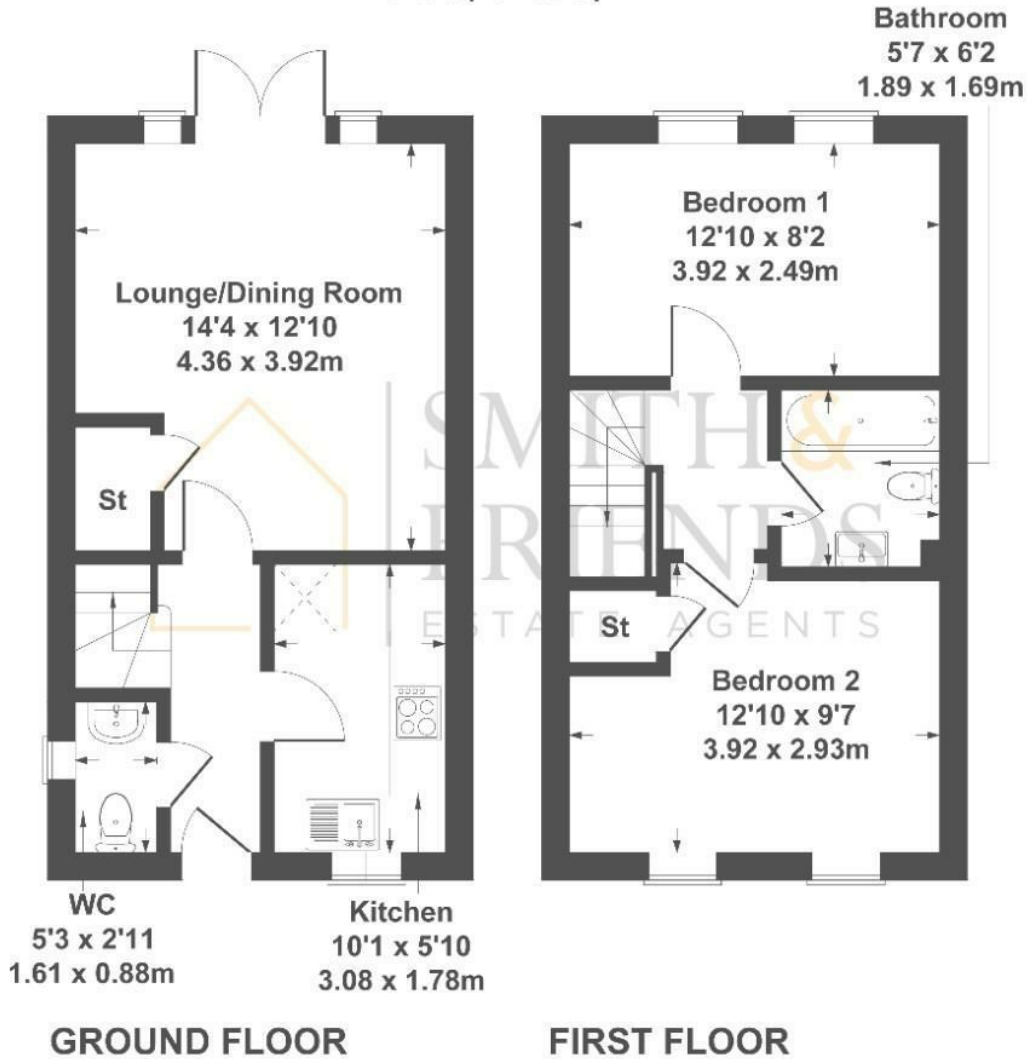
Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating

	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

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