



The Ely is a superb 2-bedroom home with parking that's ideal for first-time buyers and new families alike. Downstairs, a rear lounge leads out onto an attractive garden via French doors, and a separate kitchen/dining area creates a welcoming and airy atmosphere. There is also a downstairs cloakroom and storage.

A master bedroom with fitted wardrobes greets you upstairs, as well as a second spacious bedroom and an immaculate family bathroom. The Ely features the very latest fixtures and fittings, creating a modern and sustainable environment for your household.

EPC Band B. Freehold basis.

**Elder Brook Park, Darlington, DL2 1DL**

**2 Bed - House - Semi-Detached**

**£149,995**

**EPC Rating:**

**Council Tax Band:**

**Tenure: Freehold**



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# Elder Brook Park, Darlington, DL2 1DL



## ENTRANCE HALLWAY

### LOUNGE

13'3" x 10'2" (4.04m x 3.10m)

### KITCHEN/DINER

11'6" x 6'9" (3.51m x 2.06m)

### GROUND FLOOR W.C

## FIRST FLOOR

### MASTER BEDROOM

13'3" x 10'3" (4.04m x 3.12m)

### BEDROOM TWO

11'5" x 6'7" (3.48m x 2.01m)

### BATHROOM/W.C

6'5" x 5'7" (1.96m x 1.70m)

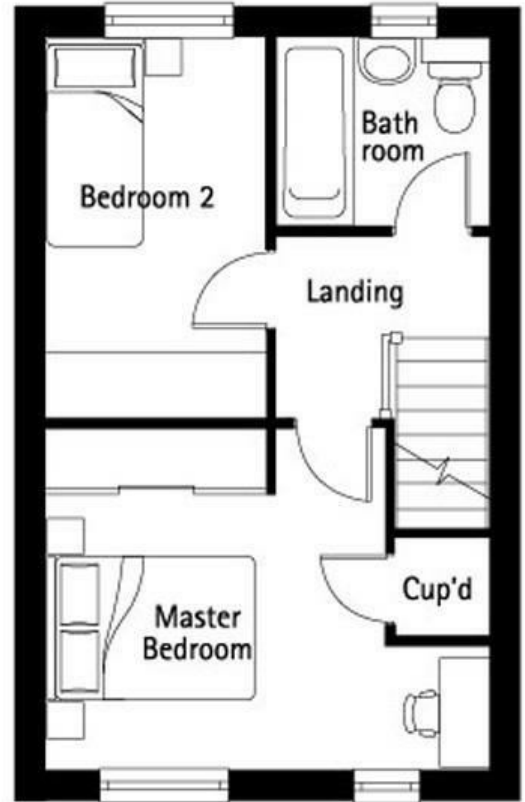
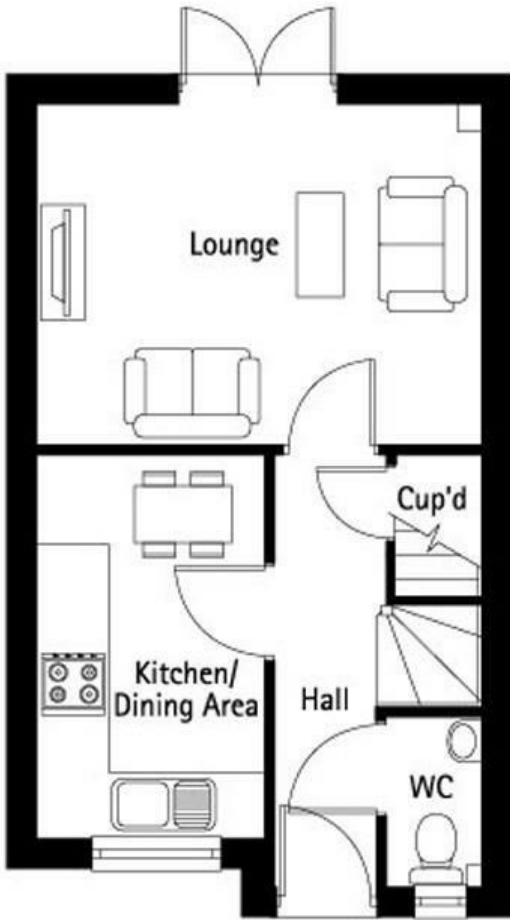


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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