



** Mortgage subsidy scheme £250 a month for 2 years **
** Part exchange and flooring **

The Shrewsbury is a stunning detached 4-bedroom family home. The open plan kitchen/dining/family area offers the ideal space for socialising with family and friends, while bifold doors lead out onto a private rear garden, creating even more space to enjoy.

There is also a separate lounge and a study downstairs, providing the perfect blend of communal and private spaces to enjoy.

Upstairs, the property features a master bedroom with fitted wardrobes and an en-suite, as well as three further bedrooms and a family bathroom. Residents can enjoy a HIVE smart meter and fittings from brands like Hansgrohe and Porcelanosa.

Please Note: Freehold basis. Management charge of £110 plus VAT per annum. EPC band B.

Elder Brook Park, Darlington, DL2 1DL

4 Bed - House - Detached

£284,995

EPC Rating:

Council Tax Band:

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Elder Brook Park, Darlington, DL2 1DL



LOUNGE
13'7" x 11'0" (4.14m x 3.35m)

KITCHEN/DINING/FAMILY AREA
23'4" x 16'6" (7.11m x 5.03m)

STUDY
7'6" x 7'2" (2.29m x 2.18m)

UTILITY
7'3" x 5'5" (2.21m x 1.65m)

DOWNSTAIRS CLOAKS/W.C

FIRST FLOOR

MASTER BEDROOM
13'4" x 11'0" (4.06m x 3.35m)

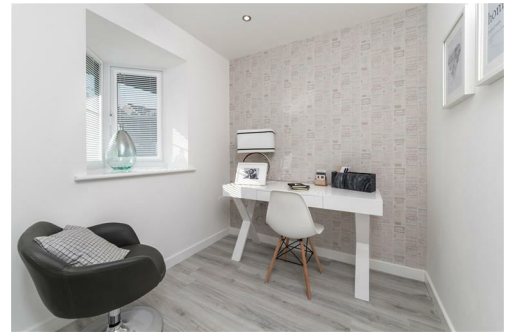
EN-SUITE
6'9" x 4'10" (2.06m x 1.47m)

BEDROOM TWO
11'0" x 8'11" (3.35m x 2.72m)

BEDROOM THREE
9'10" x 9'0" (3.00m x 2.74m)

BEDROOM FOUR
12'2" x 7'6" (3.71m x 2.29m)

BATHROOM
6'11" x 5'7" (2.11m x 1.70m)

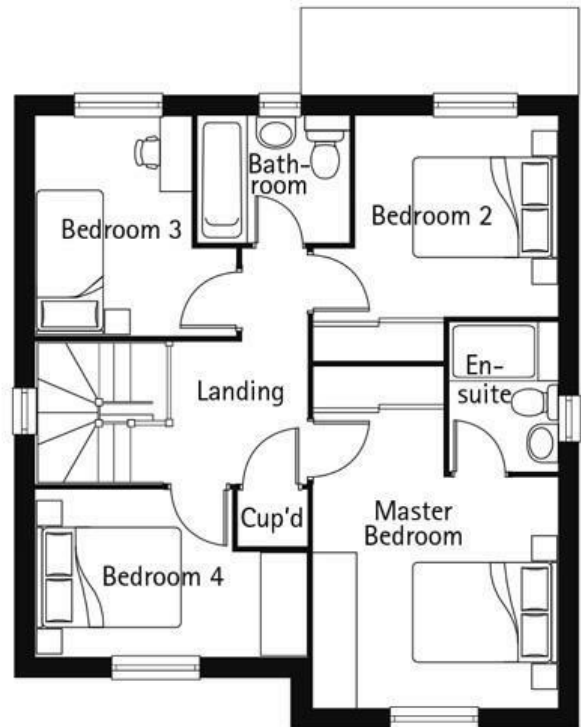
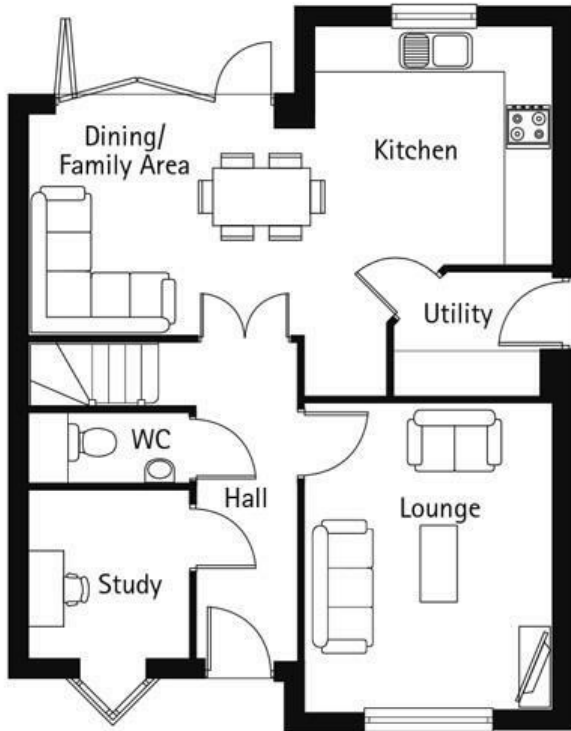


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not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

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