



**\*\* PART EXCHANGE AVAILABLE \*\***

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

The Durham has been laid out with the modern family in mind. An open plan kitchen, dining and family area provides a generous space for relaxing and enjoying time together. This is a home that perfectly combines functionality and sophistication, with a master en-suite, study and freestanding garage and 2 parking spaces.

Stylish bi-fold doors open out onto a garden at the rear, perfect for the summer months when you want outdoor and indoor spaces to blend together seamlessly.

Throughout the ground floor and first floor, the careful design in this home is evident. Spaces flow freely, allowing each room to work in unison.

**West Park Garden Village, Darlington, DL2 2TS**

**4 Bedroom - House - Detached**

**£274,995**

**EPC Rating:**

**Tenure: Freehold**

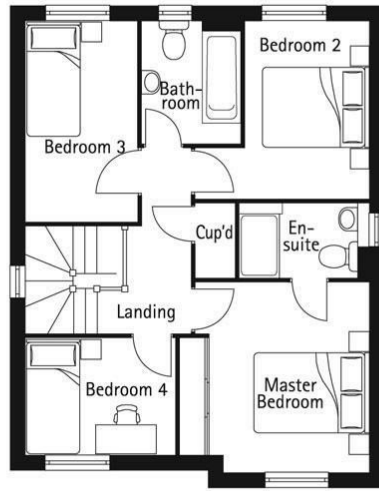
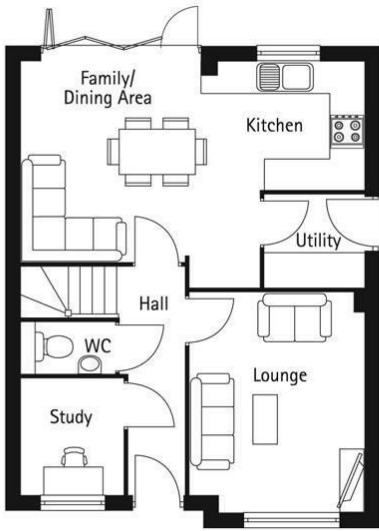
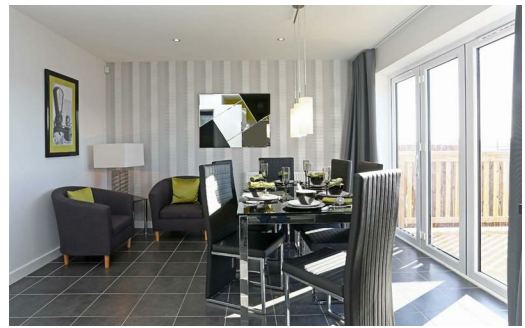
**Council Tax Band:**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# West Park Garden Village, Darlington, DL2 2TS



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	