



**Edward Pease Way**

Darlington DL2 2GR

**£150,000**



**Venture**  
PROPERTIES



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# Edward Pease Way

Darlington DL2 2GR



- West Park Location
- Three Bedrooms
- Off Street Parking

- Close to A1 (M)
- Double Glazed
- Garage

- Close to Amenities
- Gas Central Heating
- No Chain

A well-presented, modern three bedroom mid-link property in the popular West Park area of Darlington close to West Park's newly developed Garden Village with amenities including supermarkets, hairdressers and other shops. The property is also ideally located for travel out of town with the A1(M) just two minutes' drive away.

The property briefly comprises: entrance hallway, downstairs WC, living room, kitchen/diner, two double bedrooms, one single bedroom, family bathroom, garden to the rear and garage with off-street parking.

Council Tax Band C.

## Entrance Hall

Composite front door, single radiator and stairs to first floor.

## Downstairs W/C

Laminate flooring, low level w/c, wash hand basin with tiled splash backs, single radiator and double glazed window.

## Living Room

15'8" x 14'6" (4.789 x 4.432)

Large living area with double glazed window, double

radiators and part glazed double doors leading to kitchen/diner.

## Kitchen/Diner

17'10" x 9'7" (5.441 x 2.935)

Laminate flooring, kitchen suite comprising of floor, wall and drawer units, contrasting work surfaces, stainless steel sink, electric oven and hob with overhead extractor hood, space for appliances and table and chairs, under stairs storage cupboard and part glazed UPVC double doors leading to rear garden.

## First Floor

Airing cupboard and single radiator, leading to.

## Bedroom One

11'8" x 9'10" (3.576 x 3.000)

Double bedroom situated to the rear of the property with double glazed window, single radiator and built in storage cupboard.

## Bedroom Two

13'9" x 8'7" (4.197 x 2.633)

Double bedroom situated to the front of the property with double glazed window and single radiator.

## Bedroom Three

8'9" x 8'4" (2.692 x 2.553)

Situated to the front of the property with double glazed window and single radiator.

## Bathroom

Laminate flooring, bathroom suite comprising of low level w/c, wash hand basin, panelled bath with overhead shower and shower screen, part tiled walls, single radiator and double glazed window.

## Externally

Garden to the front of the property and enclosed garden to the rear with off street parking and garage.

## Council Tax

Band C.

## West Park Levy

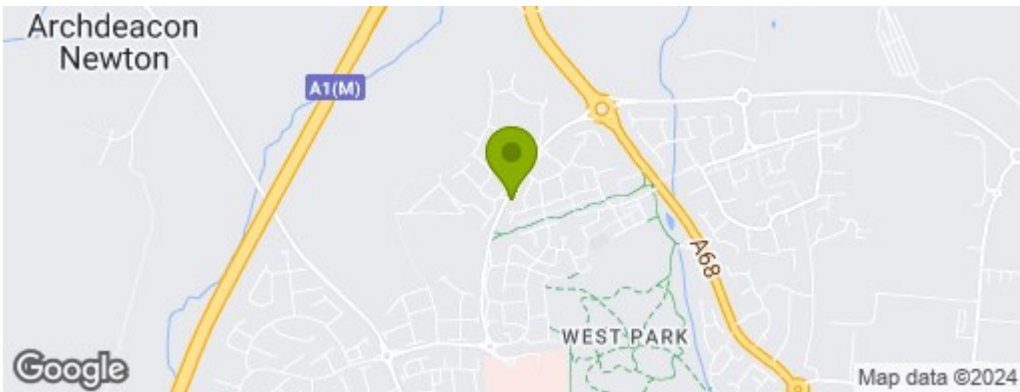
West Park Estate is subject to a yearly fee of circa £100.47 for the upkeep of the communal grounds/parks.

## Photographs

Please note these photos were taken prior to marketing.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, specifications and quantities shown herein are those listed and no guarantee as to their availability or efficiency can be given. Made with Metagen 02024



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