



**Edward Pease Way**

Darlington DL2 2GR

**No Onward Chain £125,000**





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Edward Pease Way

Darlington DL2 2GR



- 2 Bedrooms
- Close to Amenities
- Modern Property

- West Park Location
- Gas Central Heating
- Council Tax Band B

- Close to A1(M)
- Double Glazing
- Gardens

A well-presented, modern two bedroom, semi detached property, in the popular West Park area of Darlington. The property is 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, open plan living room/kitchen, two double bedrooms, family bathroom and garden to the rear.

## Entrance Hallway

Composite front door, single radiator and access to downstairs w/c and open plan kitchen/living room.

## Downstairs WC

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

## Living Room

17'1" x 13'7" (5.211 x 4.157)

Open plan living room/kitchen with double glazed windows, single radiators, UPVC double glazed patio doors leading to rear garden, wall mounted electric fire and stairs to first floor.

## Kitchen

9'8" x 6'9" (2.947 x 2.079)

Laminate flooring, kitchen suite comprising of floor, wall and drawer units, contrasting work surfaces, stainless steel sink, electric oven and electric hob with overhead extractor unit, double glazed window and single radiator.

## First Floor

Single radiator, leading to.

## Master Bedroom

13'7" x 9'11" (4.151 x 3.026)

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

## 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, double glazed window and single radiator.

## Bedroom 2

13'7" x 8'1" (4.147 x 2.482)

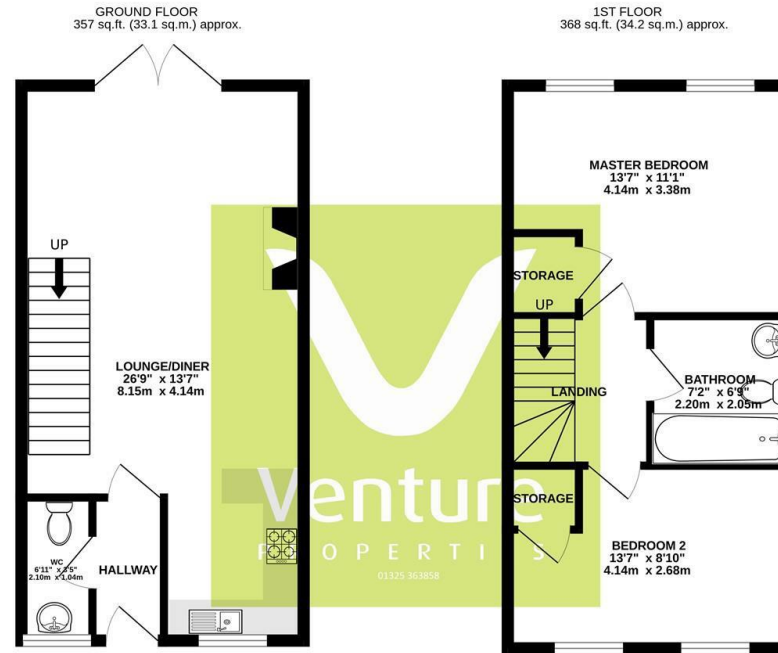
Double bedroom situated to the front of the property with double glazed windows, single radiator and storage cupboard.

## Externally

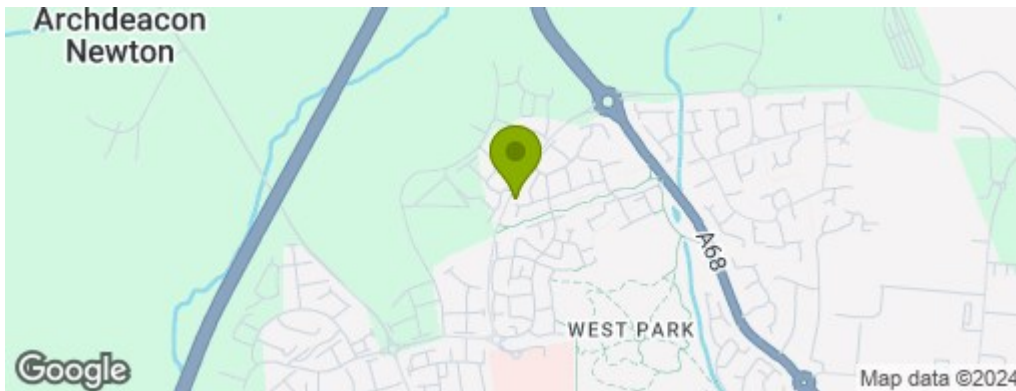
Garden to the front of the property with on street parking, and enclosed garden to the rear.

## Council Tax

Band B



TOTAL FLOOR AREA: 725 sq.ft. (67.4 sq.m.) approx.  
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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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