

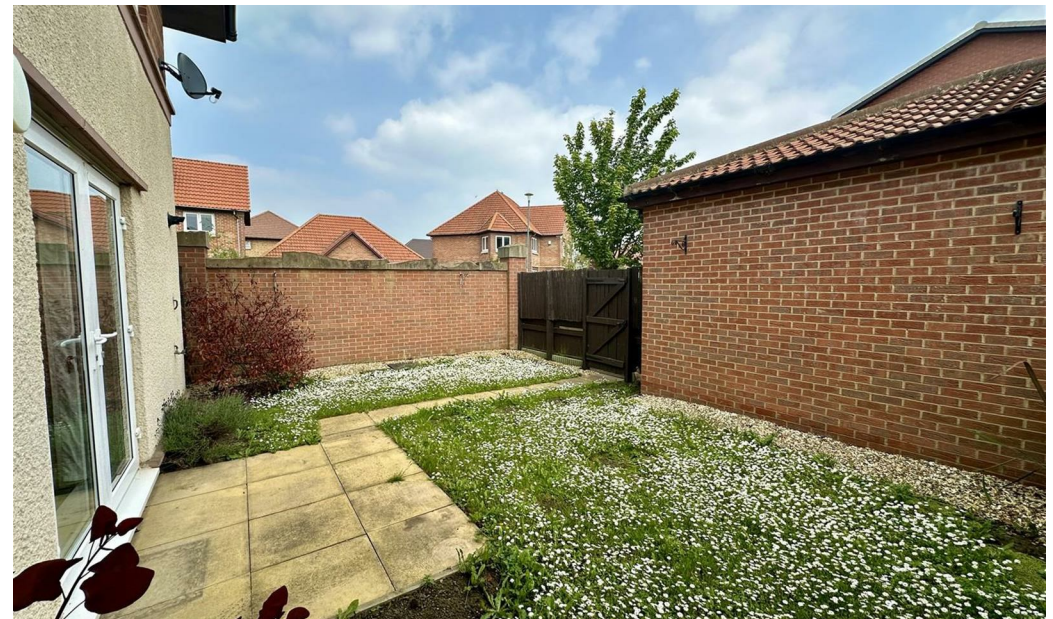


**Edward Pease Way**

Darlington DL2 2GR

**£170,000**





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.

# Edward Pease Way

Darlington DL2 2GR



- Four Bedrooms
- Gas Central Heating
- No Chain

- West Park
- Garage & Parking
- EPC C

- Double Glazing
- Council Tax Band C

Welcome to this charming four-bedroom end terrace house located on Edward Pease Way in Darlington. This modern home is a perfect blend of comfort and convenience, offering ample space for a family to thrive.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. With four well-proportioned bedrooms, main with en-suite.

Situated close to local amenities and major routeways, this property provides easy access both within the town and to destinations further afield. The gardens offer a lovely outdoor space to enjoy some fresh air, and the garage provides convenient parking or extra storage.

Being offered with no chain, this house is ready and waiting for its new owners to move in and make it their own. If you are looking for a modern home that ticks all the boxes, then viewing this property is strongly advised. Don't miss out on the opportunity to make this house your new home sweet home!

## Entrance Hallway

Part glazed composite front door, single radiator, storage cupboard, access to downstairs w/c and stairs to first floor.

## W/C

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

## Living Room

14'8" x 11'0" (4.480 x 3.374)

Large living space situated to the front of the property with double glazed window and double radiator.

## Kitchen/Diner

16'0" x 10'9" (4.877 x 3.277)

Laminate flooring, kitchen suite comprising of floor, wall and drawer units, contrasting work surfaces, stainless steel sink, electric oven and electric hob, double glazed window, double radiator and UPVC double glazed patio doors leading to rear garden.

## First Floor Landing

Double glazed window, single radiator and storage cupboard, leading to.

## Bedroom One

11'0" x 11'0" (3.365 x 3.353)

Double bedroom situated to the front of the property with double glazed window, single radiator, storage cupboard and access to en-suite.

## En-Suite

Laminate flooring, bathroom suite comprising of low level w/c, wash hand basin, shower cubicle with overhead shower, part tiled walls and single radiator.

## Bedroom Two

10'5" x 7'7" (3.180 x 2.320)

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

## Bedroom Three

9'6" x 6'10" (2.911 x 2.104)

Bedroom situated to the rear of the property with double glazed window and single radiator.

## Bedroom Four

6'10" x 6'4" (2.108 x 1.945)

Bedroom situated to the rear of the property with double glazed window and single radiator.

## Family 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.

## Externally

Garden to the front of the property and enclosed garden to the rear with gated access to parking space and garage allowing further off street parking.

## Council Tax Band

Band C.

## RESIDENT'S MANAGEMENT COMPANY / ESTATE CHARGE

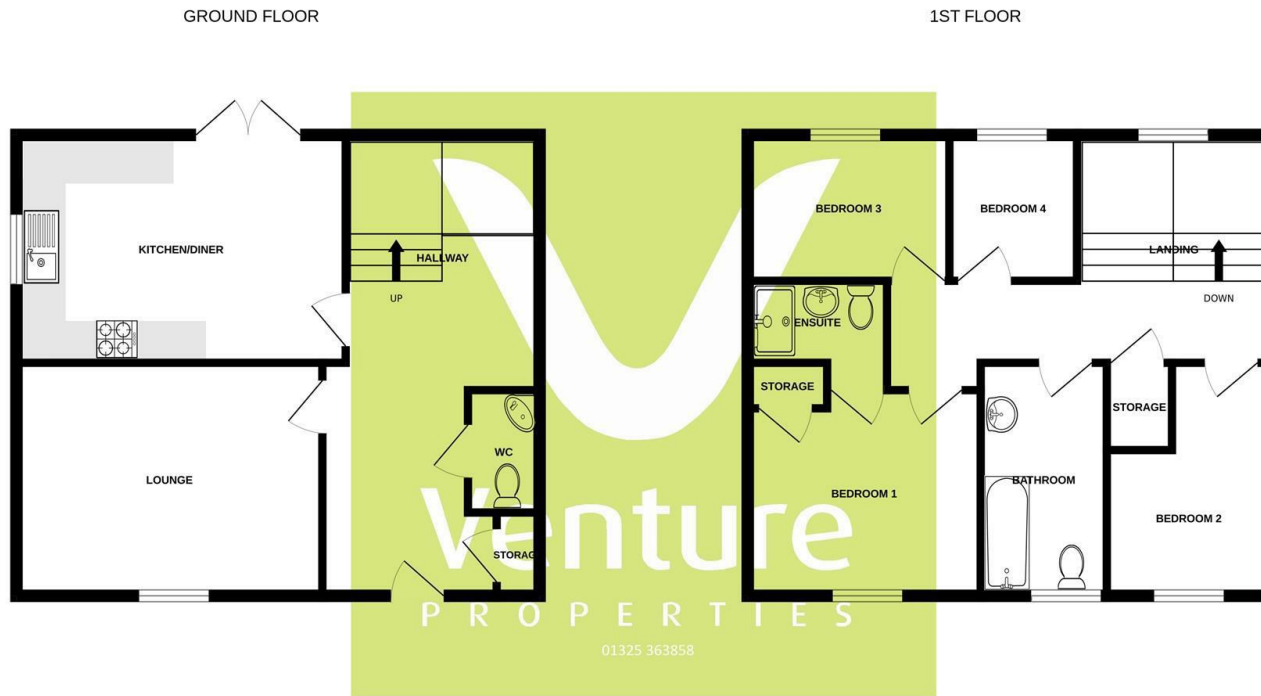
RESIDENT'S MANAGEMENT COMPANY / ESTATE CHARGE

An Estate Charge is applicable to this property.

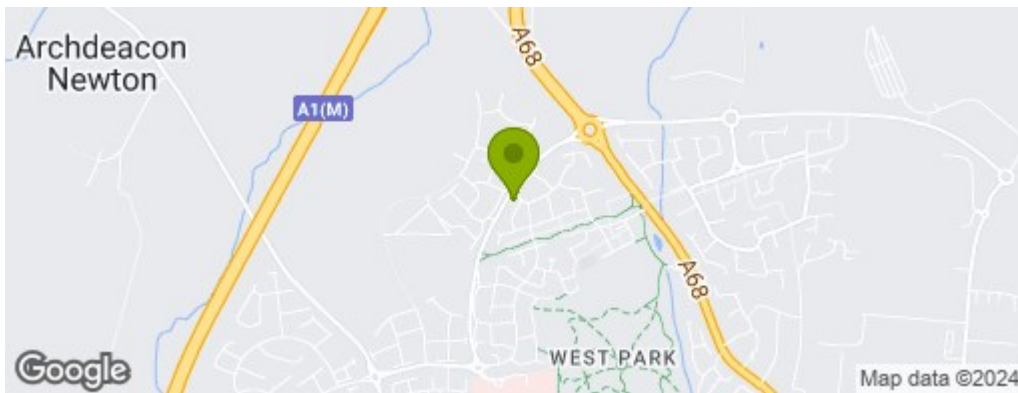
Individual Charge Associated with West Park Levy

Annual Service Charge – Circa £100.47

Managed by County Durham Community Foundation



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.  
Made with Metropix ©2024



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)