

Plot 80, Elder Brook Park, Neasham Road, Darlington, DL2 1DL.
£234,995

estates⁴
'The Art of Property'



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Council Tax Band:

**** Part Exchange Available ****

The Lancaster is a stunning Three bedroom home that offers plenty of space for families and first-time buyers. On the ground floor, the property features a front aspect lounge and a spacious open plan kitchen/dining area to the rear. This opens out onto a generous rear garden via bifold doors. There is also a convenient utility room and downstairs cloakroom.

Upstairs, there is a master bedroom with an en-suite, as well as two further bedrooms and a family bathroom.

The home features the highest quality fittings from high-end brands like Beko, Porcelanosa and Hansgrohe.

Integral garage and parking spaces for 2 vehicles.

EPC BAND B

These houses are sold on a FREEHOLD basis. There is an estate management charge of approx. £110+VAT pa

Principal elevation

Entrance Hallway

Lounge

12'5" x 9'10" (3.80 x 3.00)

Kitchen/dining area

16'2" x 8'10" (4.95 x 2.71)

Utility room

5'10" x 5'5" (1.80 x 1.66)

Ground floor w/.c

First floor landing

Principal bedroom

13'3" x 10'0" (4.05 x 3.06)

En-suite

8'4" x 5'5" (2.56 x 1.66)

Second bedroom

12'5" x 8'4" (3.81 x 2.55)

Third Bedroom

11'2" x 9'2" (3.42 x 2.80)

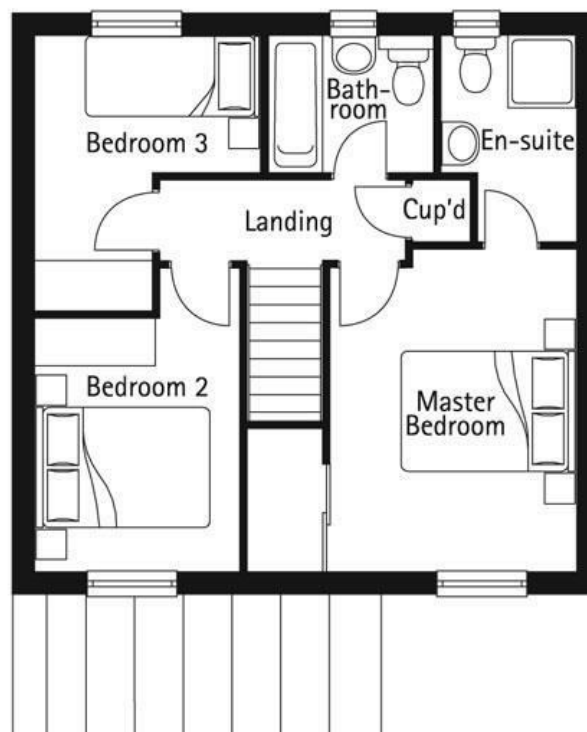
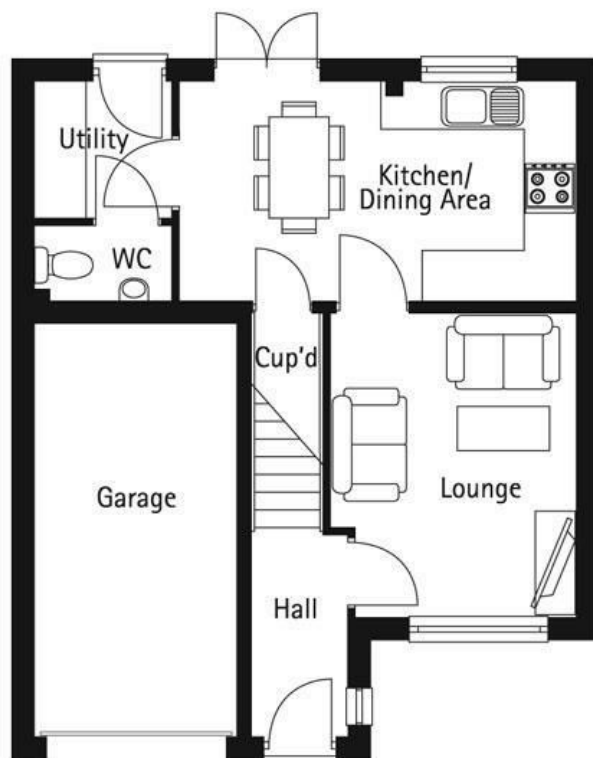
Family bathroom

6'9" x 5'6" (2.06 x 1.70)

Rear garden

Garage





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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		