



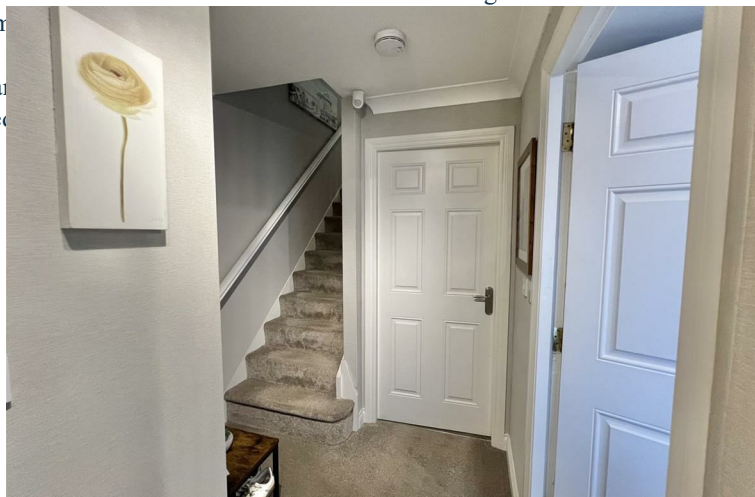
8 SCHOLARS PARK, DARLINGTON, DL3 7FF

£250,000

Situated in a much sought after West End location just off Trinity Road, we are delighted to offer for sale this modern and well presented and much improved Four Bedroomed Town House.

Warmed by Gas Central Heating and with the benefit of Double Glazing, the accommodation briefly comprises: Reception Hallway with staircase to the first floor, Cloaks/wc fitted with a white suite, pleasant Lounge with double glazed French doors opening into the rear Conservatory, Modern fitted Kitchen with appliances.

To the first floor there are Three Bedrooms and family Bathroom/wc which is fitted with a white suite. From the Landing on the first floor the



LOUNGE
16'6" x 14'1" (5.05m x 4.30m)

CONSERVATORY
11'2" x 11'1" (3.42m x 3.40m)

KITCHEN
10'1" x 7'4" (3.08m x 2.24m)

BEDROOM TWO
12'4" x 8'3" (3.78m x 2.54m)

BEDROOM THREE
9'10" x 7'11" (3.01m x 2.43m)

BEDROOM FOUR
8'7" x 5'8" (2.62m x 1.74m)

MASTER BEDROOM
18'6" x 14'5" (5.66m x 4.41m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the foregoing, the vendor does not accept any liability for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Measurements are approximate. The services, systems and appliances shown have not been tested and no guarantee is given regarding their condition or efficiency. See the plan.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

