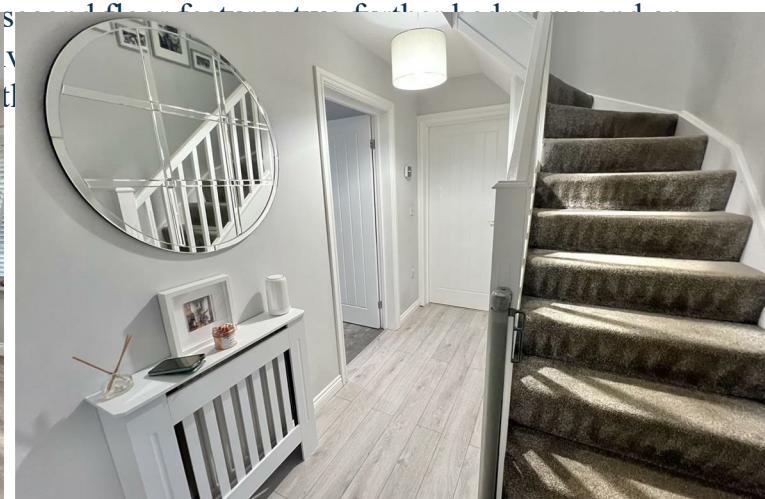




## 9 COMETS GARTH, DARLINGTON, DL2 2FL

**£350,000**

A beautifully proportioned and immaculately presented large five-bedroom detached property, located on the highly sought-after West Park development in Darlington. Ideally positioned close to excellent local amenities, reputable schools, and convenient transport links, this impressive property offers spacious living accommodation throughout. The layout briefly comprises an inviting entrance hallway, sitting room to the front, generous lounge to the rear, stunning newly fitted kitchen/diner with utility room and ground floor WC, and to the first floor, three well-sized bedrooms including the master with both dressing area and a re-fitted en-suite bathroom. The second floor contains two further bedrooms and a family bathroom. The property is further enhanced by its well-maintained gardens, off-road parking, and a single garage.



**SITTING ROOM**  
11'1" x 10'2" (3.38m x 3.10m)

**LOUNGE**  
14'2" x 17'1" (4.34m x 5.21m)

**KITCHEN/DINER**  
16'7" x 9'4" (5.08m x 2.87m)

**MASTER BEDROOM**  
11'5" x 18'2" (3.48m x 5.56m)

**BEDROOM TWO**  
10'0" x 11'3" (3.05m x 3.45m)

**BEDROOM THREE**  
8'7" x 7'8" (2.64m x 2.36m)

**BEDROOM FOUR**  
18'6" x 10'2" (5.64m x 3.10m)

**BEDROOM FIVE**  
18'6" x 8'5" (5.64m x 2.59m)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, rooms and any other items are approximate and not necessarily to scale for any exact dimensions or floor areas. The vendor and agent do not warrant the floorplans to be correct as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their condition or working order can be given.

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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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**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.

