



Sans Pareil Square

Darlington DL2 2GH

Offers Over £235,000





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Sans Pareil Square

Darlington DL2 2GH



- Four Bedroom Terraced Property
- Very Well Presented Throughout
- Off Street Parking

- Popular West Park Area of Darlington
- Council Tax Band D
- Viewing Highly Recommended

- Garage to Rear
- Epc Rating C

Sans Pareil Square in the popular West Park area of Darlington, is a beautifully presented terraced house that offers an ideal family home with an abundance of space and comfort. With four well-proportioned bedrooms, this property is perfect for families seeking room to grow. The reception rooms provide versatile living areas, ideal for both relaxation and entertaining guests.

The house boasts a modern bathroom along with an en-suite to the main bedroom, ensuring convenience for the entire family. The property is deceptively spacious, allowing for a comfortable lifestyle without compromising on style. The well-maintained interiors create a warm and inviting atmosphere, making it easy to envision your family settling in.

This property benefits from a peaceful environment while still being close to local amenities. For those with vehicles, the property includes off-street parking and a detached garage, providing secure and convenient parking options.

This property is sure to meet your needs. Don't miss the opportunity to make this lovely house your new home.

Entrance Hall

Door to front and staircase to first floor landing.

Lounge

18'6 x 14'5 (5.64m x 4.39m)

Upvc double glazed window to front, feature remote control, marble fireplace with real flame effect fire and double doors to kitchen/dining room. Under stairs storage and radiator.

Kitchen/Dining Room

11'7 x 17'10 (3.53m x 5.44m)

Upvc double glazed window and French doors to rear. Fitted dark blue wall, base and drawer units with contrasting worktops and soft close drawers. Integrated Hotpoint electric hob with extractor over, splashback and deep pan drawers under. Separate Hotpoint eye level oven. Composite one and a half bowl sink with mixer taps. Integrated Bosch dishwasher and washing machine. Space for an American style fridge freezer. There is ample space for a table and chairs in the dining area of the room which is open plan. Lvt flooring and radiator.

Ground Floor Cloaks

Upvc double glazed obscure window to front, w.c, wash hand basin and radiator.

First Floor Landing

Upvc double glazed window to side and storage cupboard housing hot water tank.

Bedroom One

11'10 x 8'7 (3.61m x 2.62m)

Upvc double glazed window to front, radiator and access to en-suite.

En-Suite

Walk in double shower with waterfall and spray, vanity unit with back to wall w.c and bowl style wash hand basin. Heated towel rail, part tiled walls and Lvt flooring. (Newly fitted 2025)

Bedroom Two

12'10 x 8'10 (3.91m x 2.69m)

Upvc double glazed window to front and radiator.

Bedroom Three

9'9 x 6'9 (2.97m x 2.06m)

Upvc double glazed window to rear and radiator.

Bedroom Four

6'8 x 10'9 (2.03m x 3.28m)

Upvc double glazed window to rear and radiator.

Bathroom

Panelled bath with shower over and concertina folding screen. W.c and wash hand basin, part tiled walls, Lvt flooring and radiator.

Externally

To the front there is a forecourt with gated access to rear and electric power points.

To the rear is an enclosed garden which is mainly laid to paving, with water tap, side access door to garage and off street parking to side.

The Garage has an up and over door with power and light.

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Conservation Area No
Flood Risk Very low
Floor Area 1,173 ft² / 109 m²
Plot size 0.04 acres
Mobile coverage

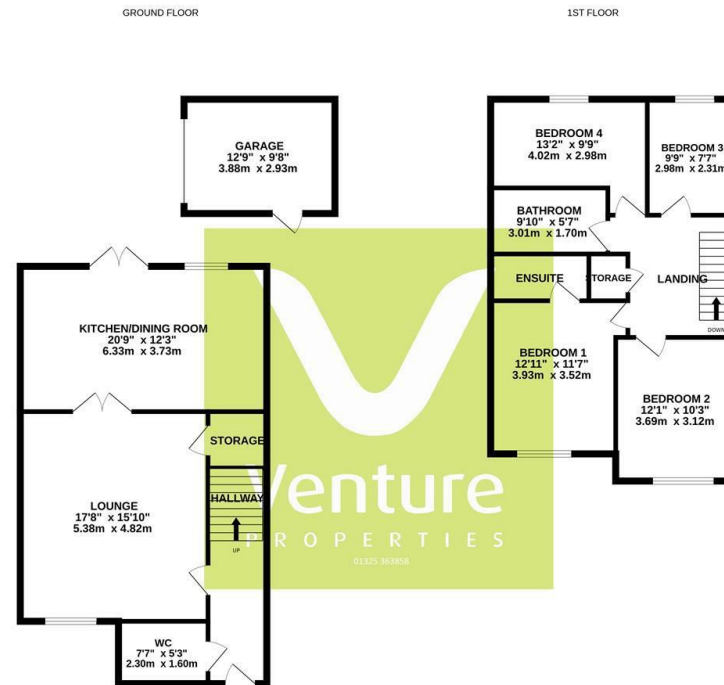
EE
Vodafone
Three
O2
Broadband

Basic
6 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

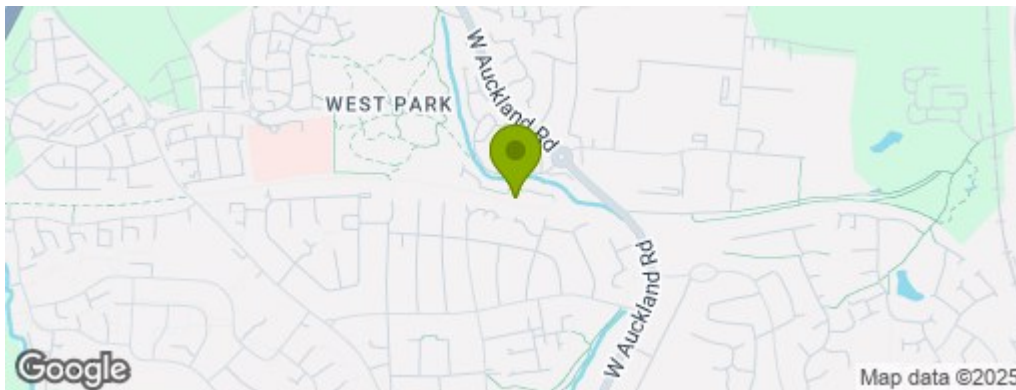
BT
Sky
Virgin

Note

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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 misstatement. 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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