



G.R.  
Estates  
unlock your happiness



## 17 Whitworth Drive, Darlington, DL2 1TZ

Offers Over £270,000

- Modern, move-in-ready feel with combination of style & location
- Three Well Sized Bedrooms, Perfect For Families, Couples Or Those Needing Home Office Space
- Benefiting From A Driveway, Garage And Enclosed Rear Garden For Practical Family Living
- Built By Miller Homes In 2019, This Malory Style Detached Home Offers Modern Living In A Popular Design
- Main Bedroom Complete With Its Own Ensuite For Added Comfort And Convenience
- Positioned In A Quiet Cul-De-Sac, Ideal For Buyers Wanting A More Private Setting
- Stylish Kitchen/Diner Designed For Everyday Living, Dining And Entertaining

## Directions

## Viewings

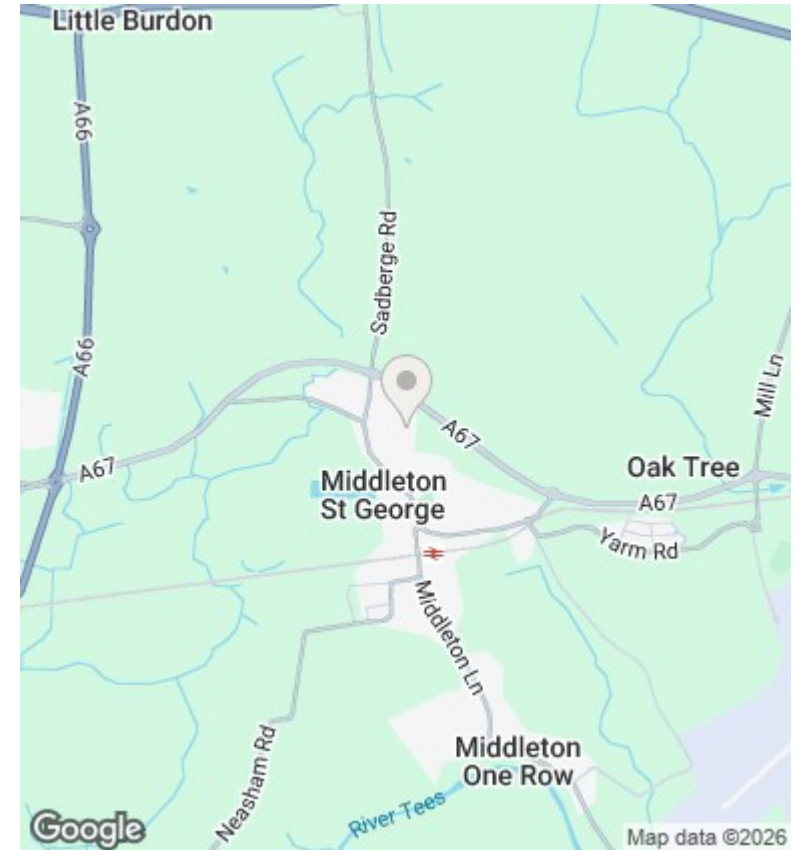
Viewings by arrangement only. Call 01642 378022 to make an appointment.

## Council Tax Band

D

## EPC Rating:

B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	