

**** PART EXCHANGE AVAILABLE ****

**** £250 A MONTH TOWARDS MORTGAGE PAYMENTS FOR TWO YEARS ****

The Richmond is an eye-catching 4 bedroom home with a layout designed to complement the flow of family life. On the ground floor, you'll enjoy a spacious dual aspect lounge as well as an open plan kitchen and family area to the rear of the house, perfect for socialising. Bifold doors open out from here onto a generous rear garden.

The property comes complete with high quality fixtures from esteemed brands such as Ideal Standard, Beko and Hansgrohe. There is also a separate dining room to enjoy, offering the perfect space for relaxation and entertaining.

Upstairs, the luxurious master bedroom features a fitted wardrobe and a luxurious en-suite three further bedrooms, a family bathroom and a downstairs

West Park Garden Village, Darlington, DL2 2TS

4 Bedroom - House - Detached

£299,995

EPC Rating:

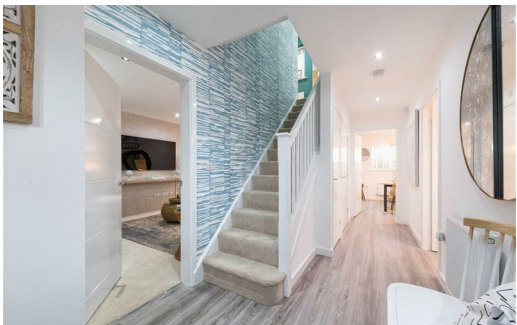
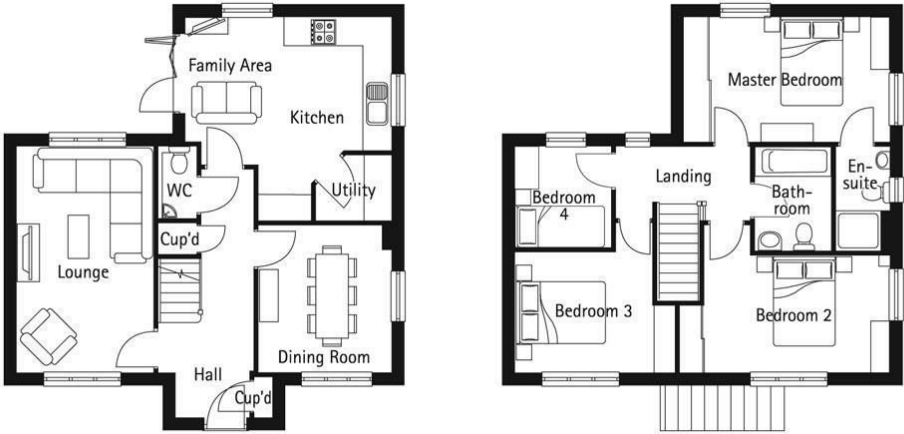
Tenure: Freehold

Council Tax Band:



**SMITH &
FRIENDS**
ESTATE AGENTS

West Park Garden Village, Darlington, DL2 2TS



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

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