



**\*\* FIRST TIME BUYER DEAL \*\***

**\*\* £500 TOWARDS DEPOSIT \*\* \*\* £2500 TOWARDS BUYING COSTS \*\***

The Lancaster is a stunning 3-bedroom home that offers plenty of space for families and first-time buyers. On the ground floor, the property features a front aspect lounge and a spacious open plan kitchen/dining area to the rear. This opens out onto a generous rear garden via bifold doors. There is also a convenient utility room and downstairs cloakroom.

Upstairs, there is a master bedroom with an en-suite, as well as two further bedrooms and a family bathroom.

The home features the highest quality fittings from high-end brands like Beko, Porcelanosa and Hansgrohe.

Integral garage and parking spaces for 2 vehicles.

EPC Rating B

**West Park Garden Village, Darlington, DL2 2TS**

**3 Bedroom - House - Detached**

**£239,995**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band:**

## West Park Garden Village, Darlington, DL2 2TS

### ENTRANCE HALL

### LOUNGE

12'6 x 9'10 (3.81m x 3.00m)

### KITCHEN/DINING AREA

16'3 x 8'11 (4.95m x 2.72m)

### GROUND FLOOR/W.C.

### UTILITY

5'11 x 5'5 (1.80m x 1.65m)

### BEDROOM ONE

13'3 x 10'0 (4.04m x 3.05m)

### EN-SUITE

8'5 x 5'7 (2.57m x 1.70m)

### BEDROOM TWO

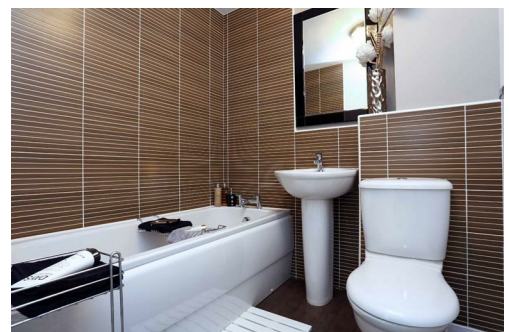
12'6 x 8'5 (3.81m x 2.57m)

### BEDROOM THREE

11'3 x 9'2 (3.43m x 2.79m )

### BATHROOM/W.C.

6'9 x 5'7 (2.06m x 1.70m)

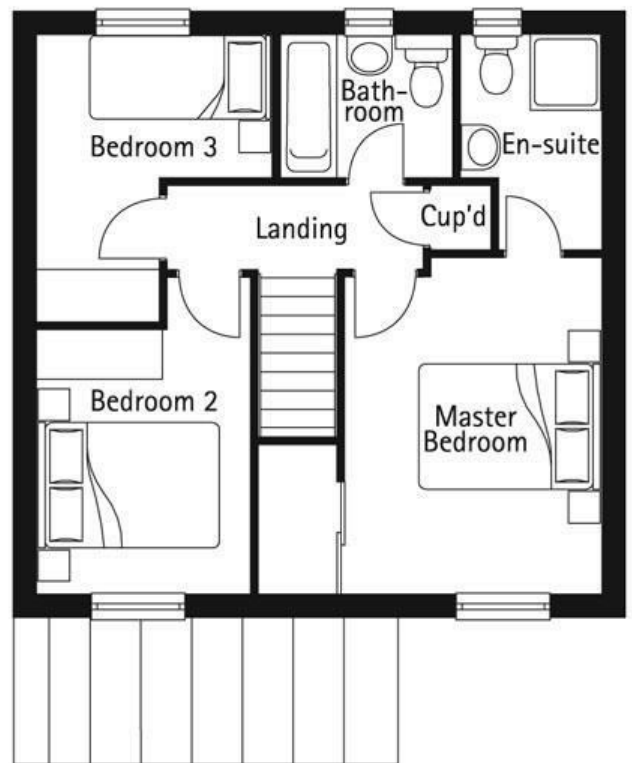
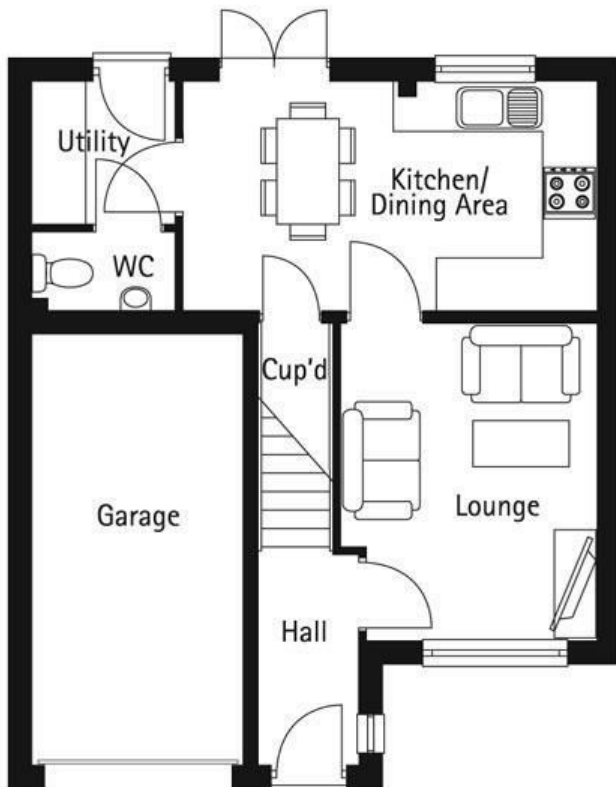






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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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