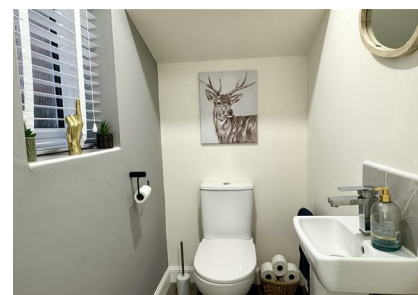
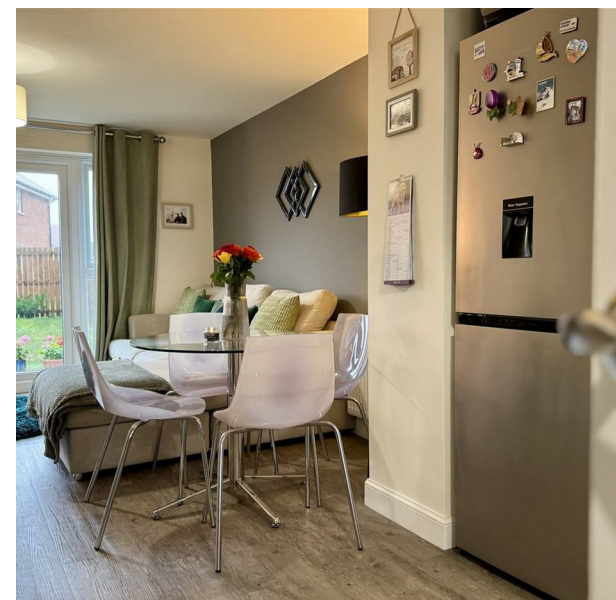


Gilroy Grove, Darlington, DL2 2WU
Offers in the region of £159,995

estates⁴
'The Art of Property'



Gilroy Grove, Darlington, DL2 2WU

Offers in the region of £159,995

Council Tax Band: B

Located in the charming West Park Garden Village, this stunning semi-detached home, built in 2022, offers a perfect blend of modern living and convenience. With its impeccable internal presentation, the property features an inviting open-plan kitchen that seamlessly flows into the lounge and dining area, creating an ideal space for both relaxation and entertaining.

The property also enjoys two generously sized double bedrooms, a contemporary bathroom, convenient ground floor WC, and generous south-west facing rear garden, perfect for enjoying sunny afternoons and outdoor gatherings.

Parking is a breeze with space for two vehicles, making this home not only stylish but also functional. Its location is particularly desirable, with easy access to Cockerton village, the town centre, and the A1(M), ensuring that all local amenities and transport links are within reach.

This property is open to sensible offers, making it an excellent opportunity for those looking to secure a modern home in a sought-after area. Whether you are a first-time buyer or seeking a family home, this delightful residence is sure to impress.

In brief the accommodation consists of:

Ground floor:

Entrance hall, cloak/WC and open plan kitchen dining lounge.

First floor

Two double bedrooms and a bathroom.

Externally

Parking for two vehicles to the front and south-west facing rear garden.

Please note:

Council tax Band - B

Tenure - Freehold

Total sq ft to be considered guide only.

Estates 'The Art of Property'

Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

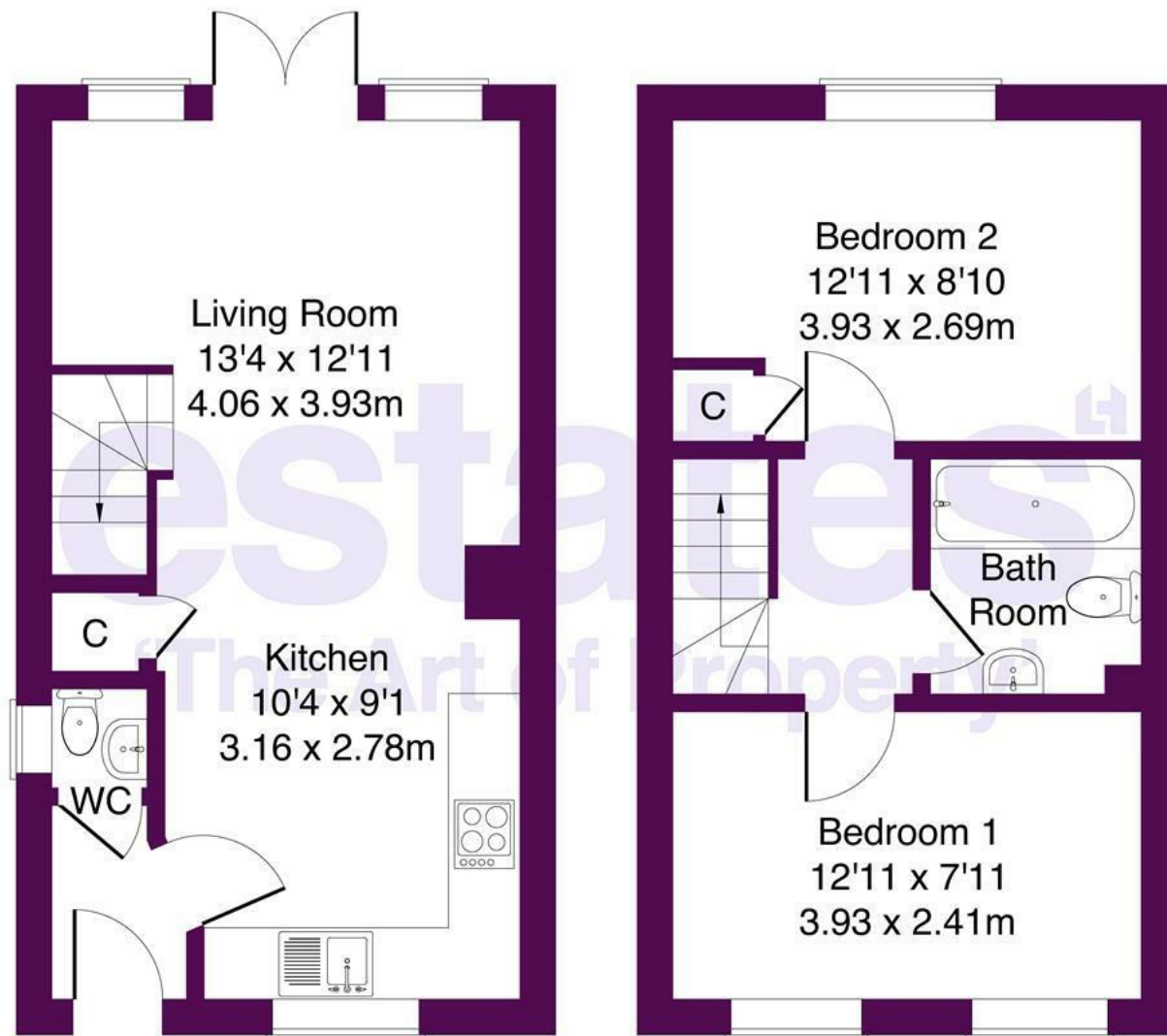
Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



Gilroy Grove, Darlington, DL2 2WU

Approximate Gross Internal Area: (624 sq ft - 58 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

estates⁴
'The Art of Property'

65 Duke Street

Darlington

County Durham

DL3 7SD

01325 804850

sales@estatesgroup.co.uk

<https://estates-theartofproperty.co.uk/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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