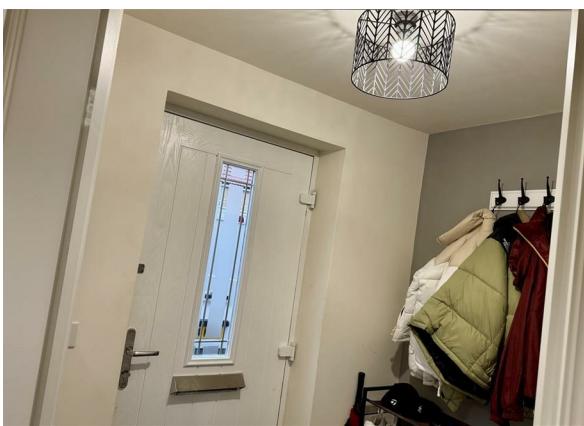


Gilroy Grove, Darlington, DL2 2WU  
Offers in the region of £159,995

**estates<sup>4</sup>**  
'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.

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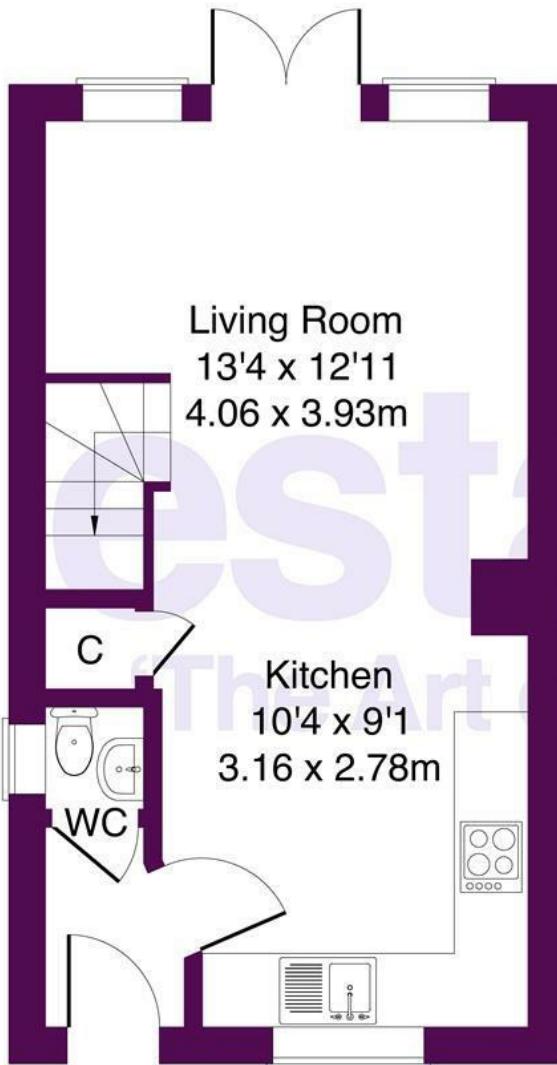
Disclaimer:

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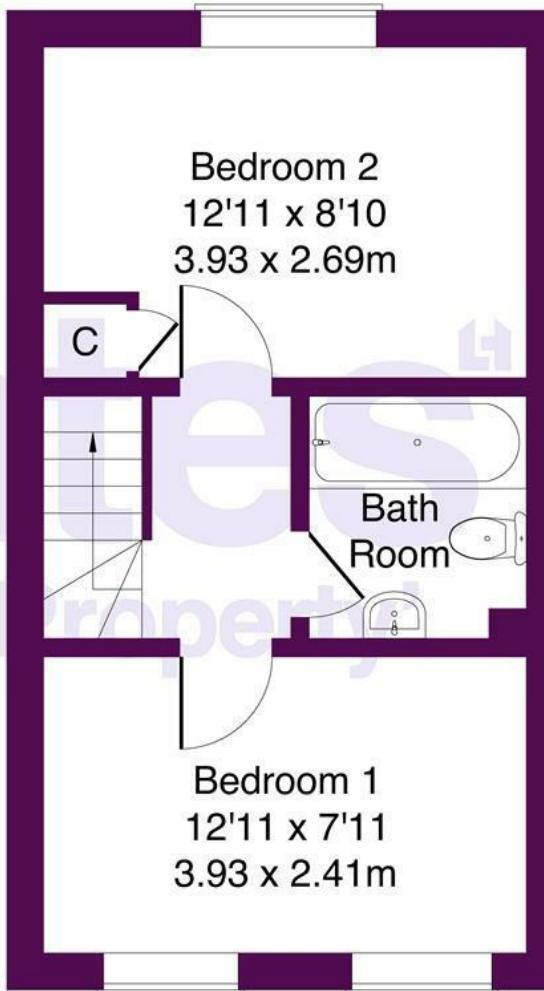
# Gilroy Grove, Darlington, DL2 2WU

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



**Ground Floor**

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



**First Floor**



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