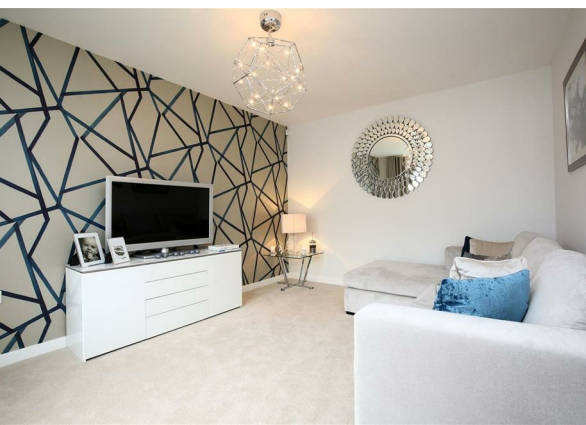
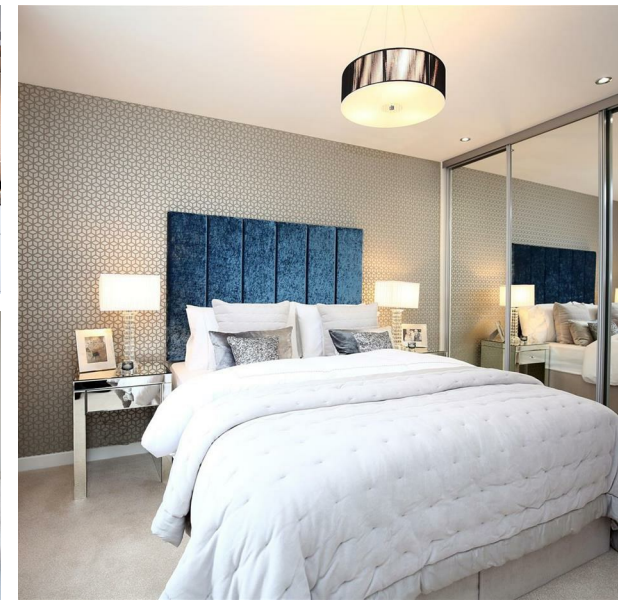


Plot 96, Elder Brook Park, Neasham Road, Darlington, DL2 1DL  
£289,995

**estates<sup>4</sup>**  
'The Art of Property'



Plot 96, Elder Brook Park, Neasham Road, Darlington, DL2 1DL

£289,995

Council Tax Band:

**\*\* Part Exchange Available \*\***

Carpets and vinyl to wet areas. Integrated fridge/freezer and dishwasher are also included.

The Lichfield 2 is a Four bedroom home perfect for any family or couple. The lounge benefits from a bay window which allows light to flow through.

The open plan kitchen/family area features bi folding doors leading onto a large garden, perfect for entertaining family and friends. Upstairs there is a spacious master bedroom featuring fitted wardrobes and an en-suite. There is a further Three bedrooms along with a family bathroom.

A high specification as standard is expected in all our homes, with brands such as Beko, Porcelanosa and HIVE included. We also include blocked paved drives in all our homes.

### EPC BAND B

These houses are sold on a FREEHOLD basis.  
There is an estate management charge of approx.  
£130+VAT pa

### Principal elevation

### Entrance hallway

### Lounge

14'4" x 10'11" (excl bay) (4.37 x 3.35 (excl bay))

### Kitchen/dining/family area

22'4" x 9'8" (6.83 x 2.95)

### Utility room

6'5" x 5'4" (1.96 x 1.65)

### Ground floor w.c

### First floor landing

### Principal bedroom

14'7" x 9'10" (4.45 x 3.01)

### En-suite

5'4" x 4'5" (1.65 x 1.37)

### Second Bedroom

12'5" x 10'2" (3.81 x 3.12)

### Third Bedroom

10'2" x 9'6" (3.10 x 2.91)

### Fourth Bedroom

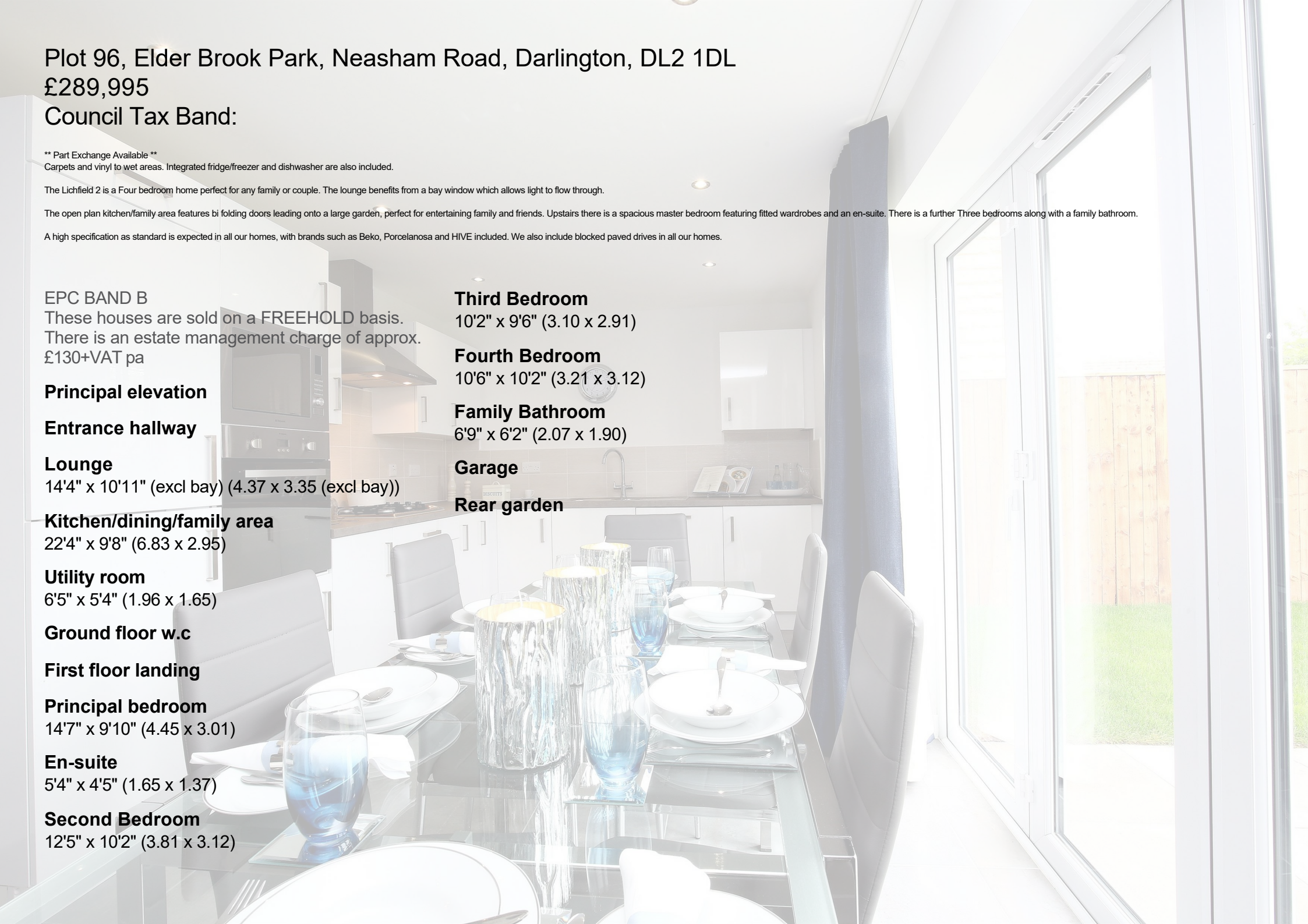
10'6" x 10'2" (3.21 x 3.12)

### Family Bathroom

6'9" x 6'2" (2.07 x 1.90)

### Garage

### Rear garden





Business Central 2 Union Square  
 Central Park  
 Darlington  
 County Durham  
 DL1 1GL  
 01325 804850  
 sales@estatesgroup.co.uk  
<https://estates-theartofproperty.co.uk/>



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	