

Looking Glass Lane, Darlington, DL2 2WB.
£189,995

estates⁴
'The Art of Property'



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£189,995

Council Tax Band:

**** PART EXCHANGE & FIRST TIME BUYER INCENTIVE: £5,000 towards deposit and up to £1,000 legal fees ****

Nestled on the desirable West Park Garden Village development, this semi-detached property, offers a perfect blend of modern living and convenience. This NEW BUILD home offers a impressive and thoughtfully designed layout that is ideal for families or professionals seeking a stylish home.

This detached home is exceptionally WELL-PRICED for its quality and location, making it a fantastic opportunity for those looking to settle in a sought-after location.

Upon entering, you are welcomed into a spacious reception room that flows to an open-plan dining kitchen, perfect for entertaining or enjoying family meals. The kitchen is equipped with high-quality fixtures and fittings from renowned brands such as Beko, Hansgrohe, Porcelanosa and a HIVE system ensuring both functionality and elegance.

The property boasts three well-proportioned bedrooms, with the principal bedroom benefiting from an ensuite. Additionally, the stunning family bathroom and ground floor WC cater to the needs of a busy household. The manageable rear garden offers a delightful outdoor space for relaxation, making it a wonderful addition to this charming home.

Parking is a breeze with space for two vehicles, adding to the convenience of this property. Located within easy reach of local shops and amenities, residents will enjoy the benefits of a vibrant community. Furthermore, the property is just a short drive from the A1(M), making it an excellent choice for commuters.

In brief the accommodation consists of:

Ground floor

Entrance hallway, cloak/WC lounge running front to rear with french doors leading to the garden. Dining kitchen providing ample space for a table and chairs and a beautifully appointed kitchen with integrated appliances.

First floor

Landing, three good size bedrooms the principal

with an ensuite, plus family bathroom.

Externally

The home enjoys corner plot, driveway for two vehicles and a manageable rear garden.

Please note:

EPC RATING: B

These houses are sold on a FREEHOLD basis.

There is an estate management charge of approx.

£110+VAT pa (23/24)

Council tax Band - TBC

Total sq ft to be considered guide only.

Room measurements will be in most cases, the maximum length/width.

Estates 'The Art of Property'

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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

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THE OVEN MUST BE SET. OTHERWISE THE OVEN WILL NOT OPERATE! SEE THE MANUAL FOR SETTING THE TIME.

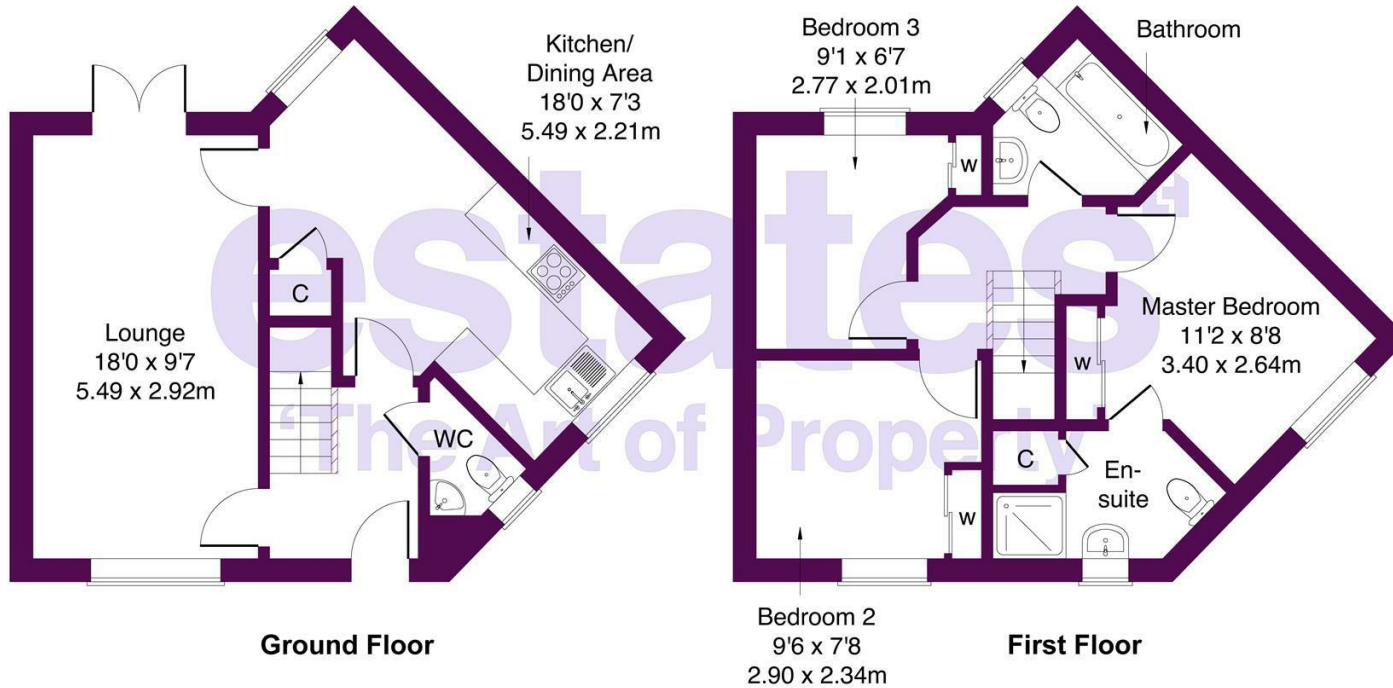
12.00

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Looking Glass Lane, Darlington, DL2 2WB

Approximate Gross Internal Area: (829 sq ft - 77 sq m.)



Not to Scale. Produced by The Plan Portal 2025
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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	