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

estates
'The Art of Property'

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£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)

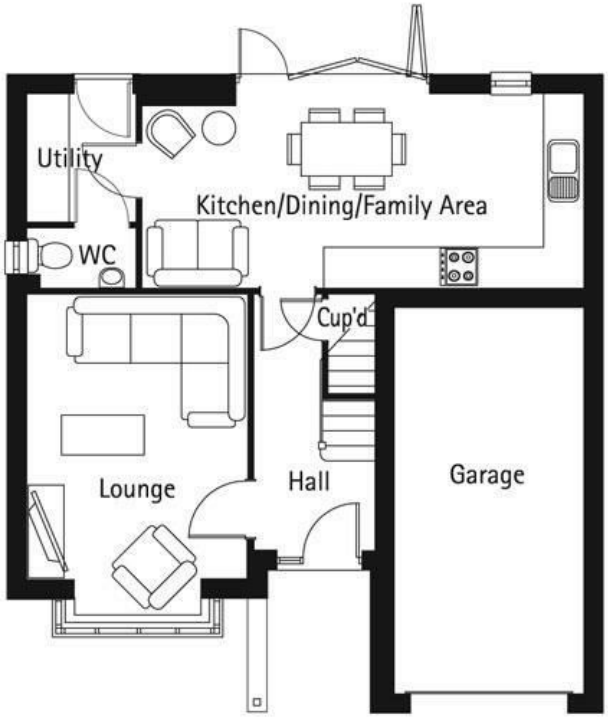
Fourth Bedroom
10'6" x 10'2" (3.21 x 3.12)

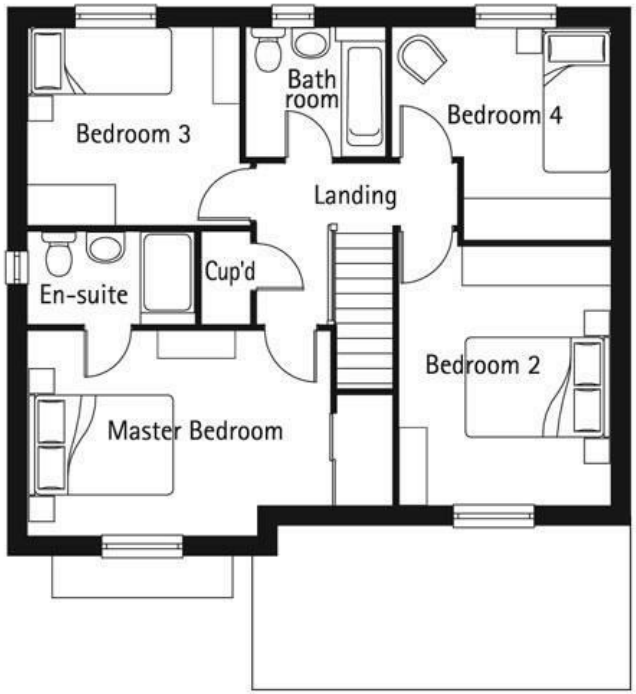
Family Bathroom
6'9" x 6'2" (2.07 x 1.90)

Garage

Rear garden

BISCUITS





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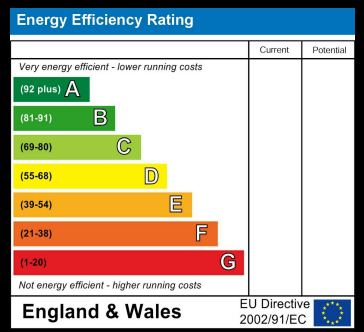
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