

Plot 80, Elder Brook Park, Neasham Road, Darlington, DL2 1DL.  
£234,995

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



Plot 80, Elder Brook Park, Neasham Road, Darlington, DL2 1DL.

£234,995

Council Tax Band:

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

Property comes with full flooring throughout, integrated appliances: fridge/freezer, dishwasher, washing machine, dryer, oven, hob, cooker hood and turf to rear garden.

The Lancaster is a stunning Three bedroom home that offers plenty of space for families and first-time buyers. On the ground floor, the property features a front aspect lounge and a spacious open plan kitchen/dining area to the rear. This opens out onto a generous rear garden via bifold doors. There is also a convenient utility room and downstairs cloakroom.

Upstairs, there is a master bedroom with an en-suite, as well as two further bedrooms and a family bathroom.

### EPC BAND B

These houses are sold on a FREEHOLD basis.  
There is an estate management charge of approx.  
£110+VAT pa

### Principal elevation

### Entrance Hallway

### Lounge

12'5" x 9'10" (3.80 x 3.00)

### Kitchen/dining area

16'2" x 8'10" (4.95 x 2.71)

### Utility room

5'10" x 5'5" (1.80 x 1.66)

### Ground floor w/c

### First floor landing

### Principal bedroom

13'3" x 10'0" (4.05 x 3.06)

### En-suite

8'4" x 5'5" (2.56 x 1.66)

### Second bedroom

12'5" x 8'4" (3.81 x 2.55)

### Third Bedroom

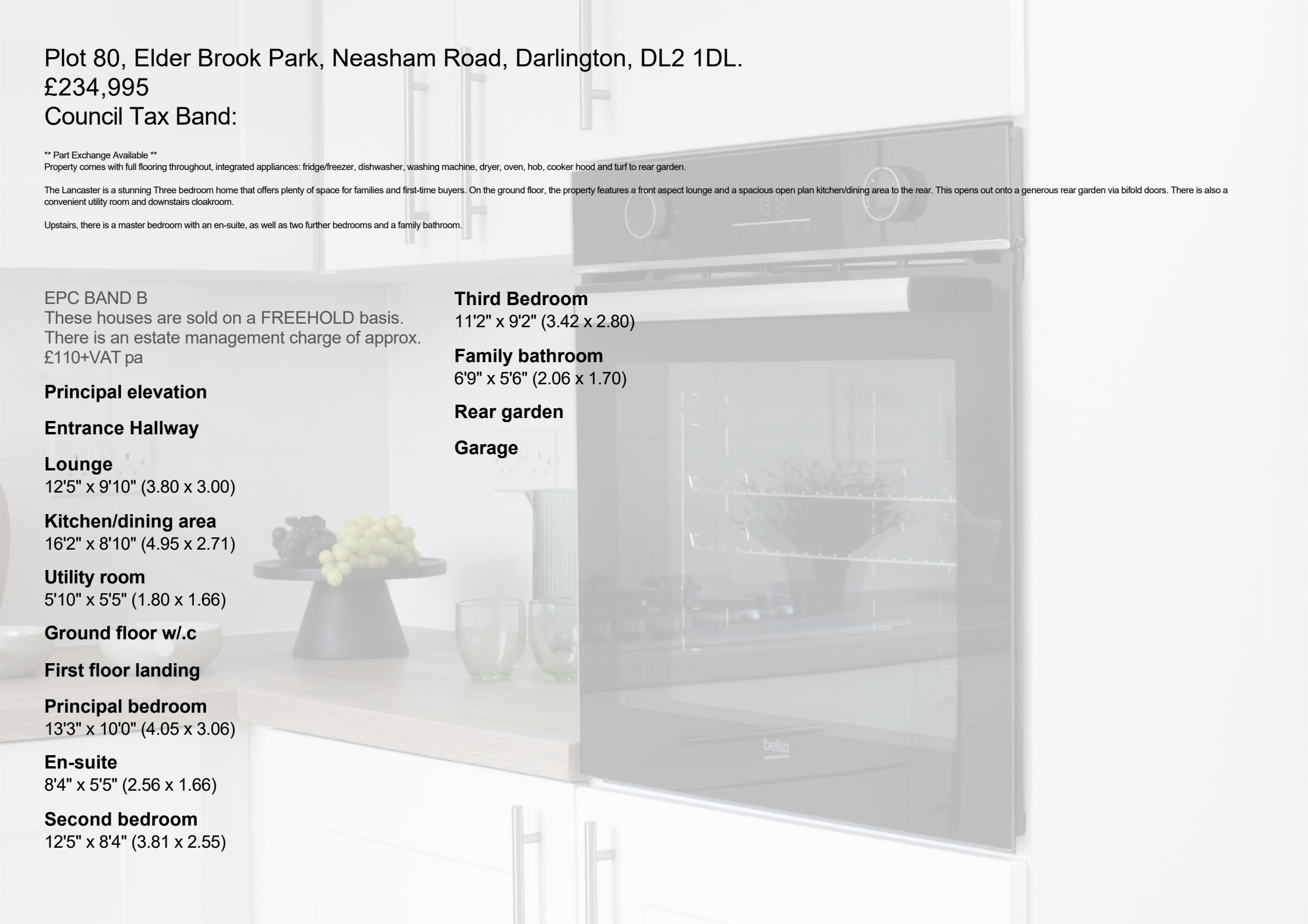
11'2" x 9'2" (3.42 x 2.80)

### Family bathroom

6'9" x 5'6" (2.06 x 1.70)

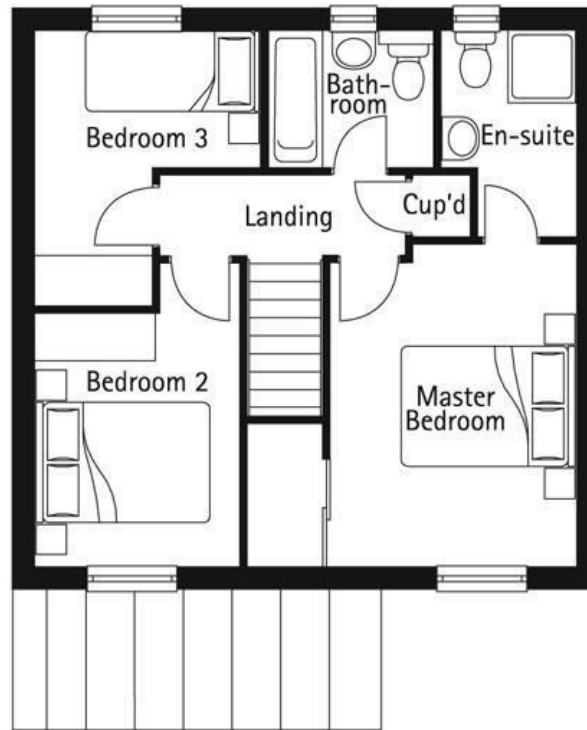
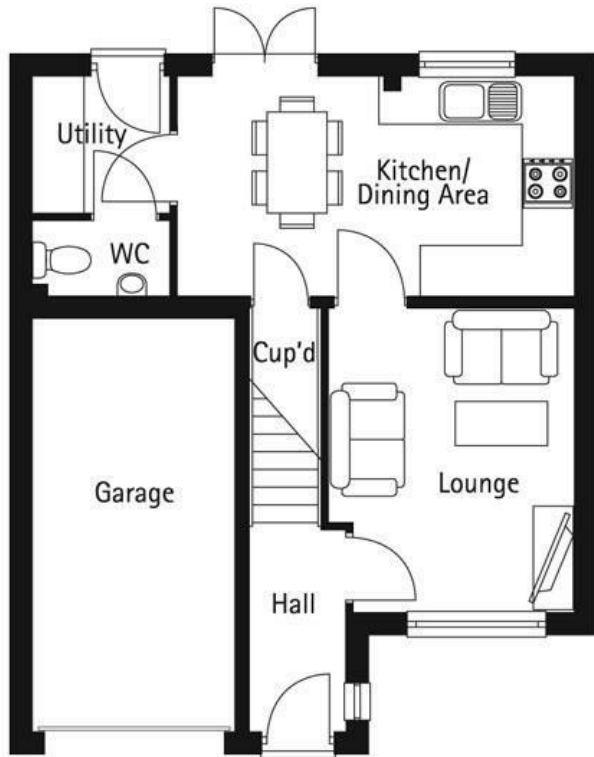
### Rear garden

### Garage





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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	