

Plot 97, Elder Brook Park, Neasham Road, Darlington, DL2 1DL.  
£234,995

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



Plot 97, Elder Brook Park, Neasham Road, Darlington, DL2 1DL.

£234,995

Council Tax Band:

\*\* Part exchange available \*\*

\*\* Mortgage subsidy scheme £250 a month for two years \*\*

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.

The home features the highest quality fittings from high-end brands like Beko, Porcelanosa and Hansgrohe.

Integral garage and parking spaces for 2 vehicles.

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**

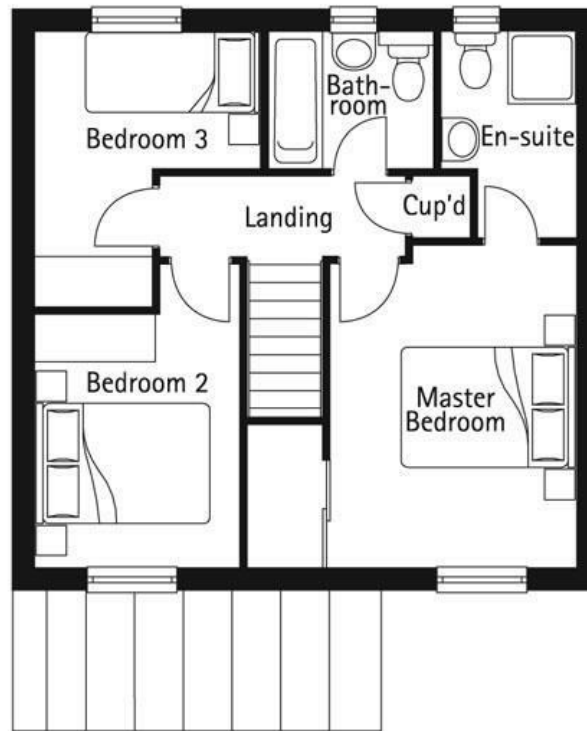
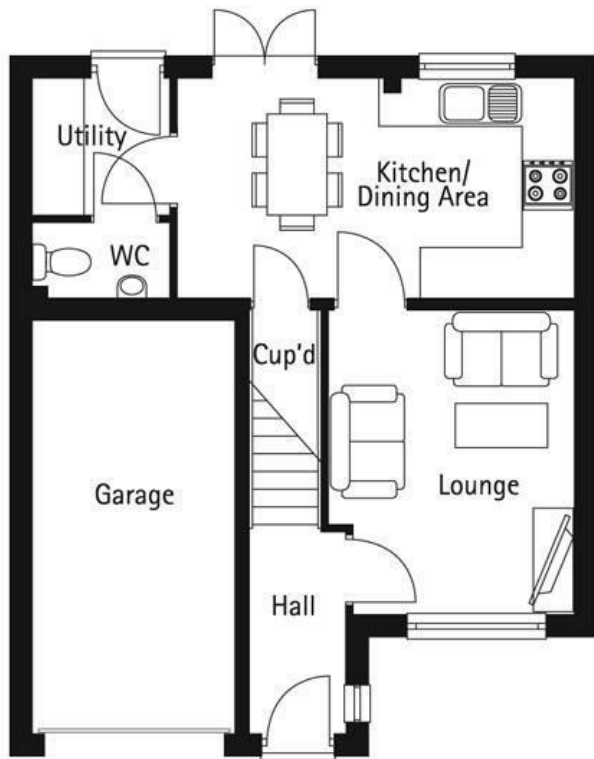
6'9" x 5'6" (2.06 x 1.70)

**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	