


Paton Way, Darlington, DL1 1LP
Offers in the region of £200,000

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'The Art of Property'





Paton Way, Darlington, DL1 1LP

Offers in the region of £200,000

Council Tax Band: B

Delightful corner plot on this sought-after modern development, for this exquisite semi-detached home offering a perfect blend of comfort and style. Built in 2015, the property boasts a contemporary design and is beautifully presented, reflecting the care and attention of its current owner.

This home comprises three well-proportioned bedrooms, including a luxurious family bathroom and an ensuite, both recently refitted to an exceptionally high standard with no expense spared. The sumptuous interior design throughout the property creates an inviting atmosphere that is both stylish and functional.

As you enter, you are welcomed into a generous yet cosy lounge, and delightful dining kitchen providing a perfect setting for family gatherings, both enhanced by bay windows that allow natural light to flood the space. The ground floor also features a convenient WC, making it ideal for family living and practicality.

The property benefits from an improved garden, offering a lovely outdoor space for relaxation. Additionally, there is parking available to the rear, plus a garage perfect for secure parking or storage.

With modern UPVC double glazing and gas central heating via a combi boiler, this home is not only aesthetically pleasing but also energy efficient. Its prime location provides easy access to the A66 & A1(M), making it an ideal choice for commuters.

This semi-detached home on Paton Way is an excellent opportunity for those seeking a modern

family home in a desirable area.

Please note:

Council tax Band - B

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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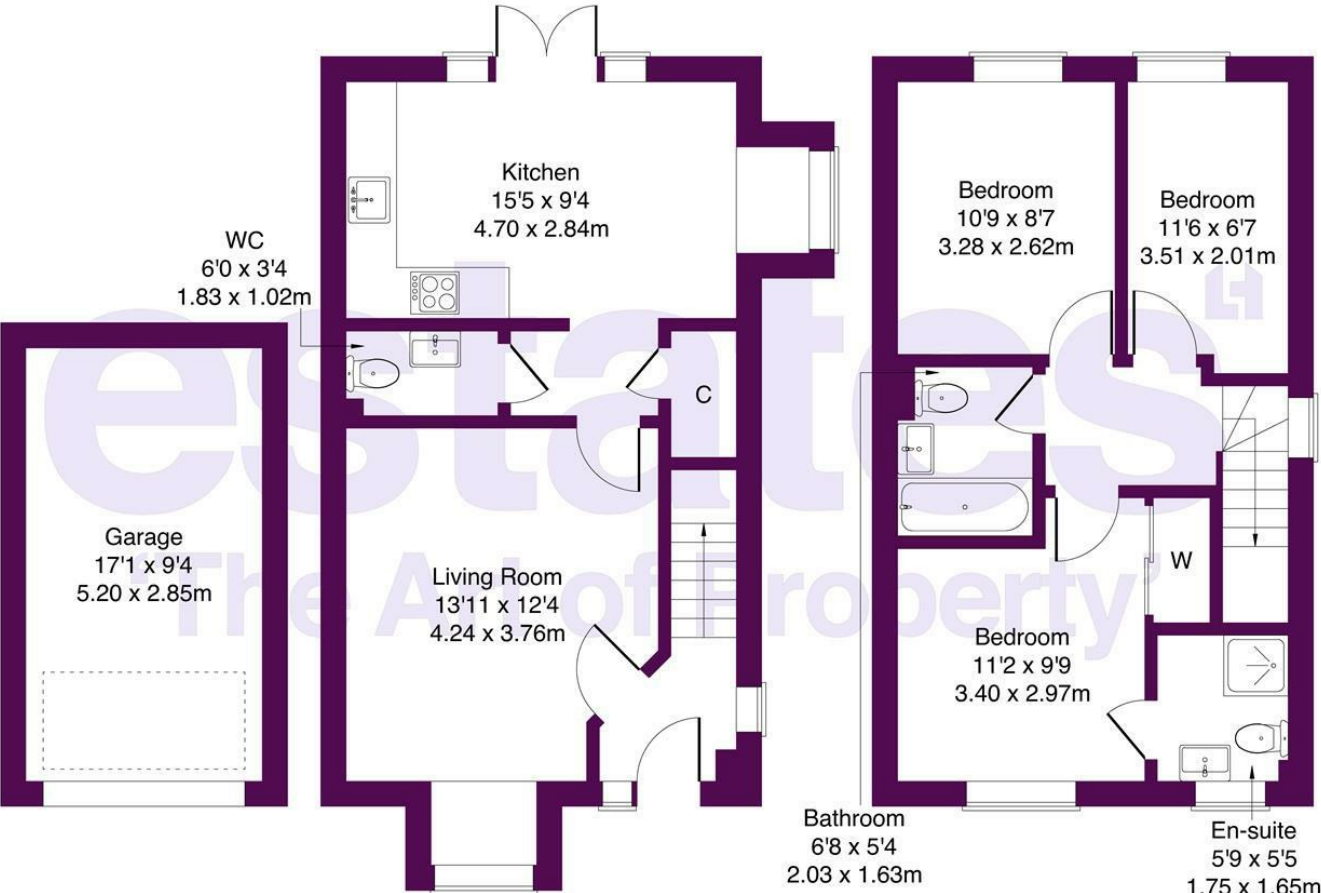
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Approximate Gross Internal Area: (1032 sq ft - 96 sq m.)



Garage

Ground Floor

Not to Scale. Produced by The Plan Portal 2026

For Illustrative Purposes Only.

First Floor

Business Central 2 Union Square

Central Park

Darlington

County Durham

DL1 1GL

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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 | | | |
| | | 77 | 81 |
| England & Wales | | EU Directive 2002/91/EC | |