



Browdie Road

Darlington DL2 2WQ

Offers Over £250,000





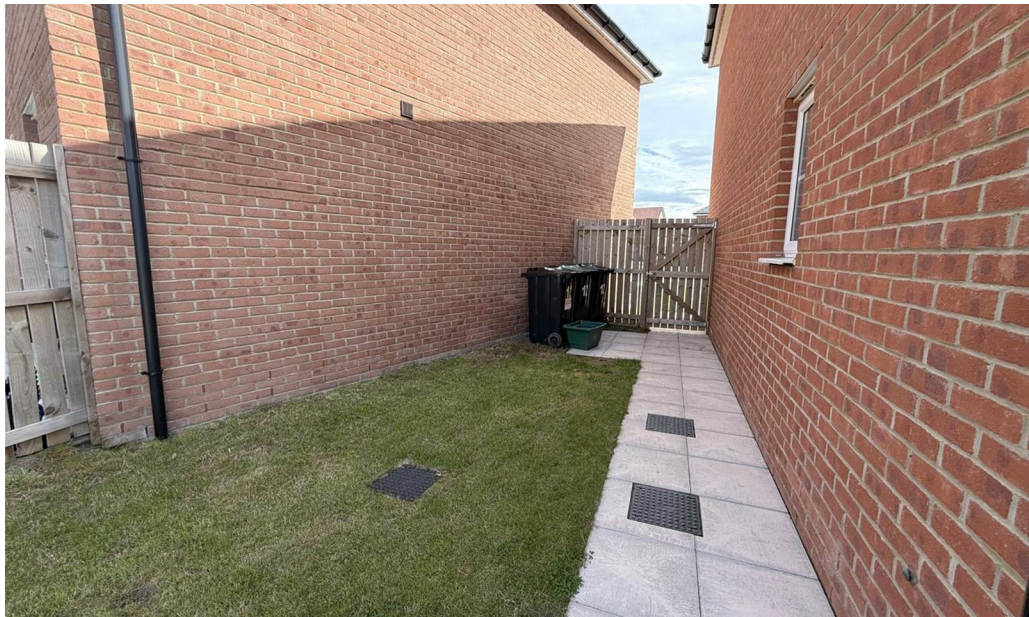
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- Four Bedroom Detached Property
- Larger Than Average Garden to Rear
- EPC Rating B

- Fantastic West Park Location
- En-Suite To Main Bedroom
- Council Tax Band D

- Off Street Parking & Garage
- Must Be Seen
- No Chain

PRICED TO SELL WITH NO CHAIN. EARLY VIEWING ADVISED.

Located n the highly desirable West Park development, this exceptional four-bedroom detached home offers spacious, modern living with excellent transport links and convenient access to a range of local amenities.

The accommodation briefly comprises a welcoming living room, a stylish kitchen/dining area, utility room, ground-floor WC, family bathroom, and four generously sized bedrooms.

Finished to an impressive standard throughout, the property benefits from premium-quality carpets, elegant shutters, and blackout blinds fitted in every bedroom, providing both comfort and style.

Early viewing is highly recommended.No Chain.

Entrance Hall

Living Room

14'11" x 11'7" (4.552 x 3.548)

Kitchen/ Diner

17'11" x 10'0" (5.483 x 3.070)

Utility Room

W/C

First Floor

Bathroom

Bedroom One

12'8" x 10'3" (3.874 x 3.130)

En-Suite

Bedroom Two

8'7" x 10'8" (2.631 x 3.256)

Bedroom Three

8'2" x 12'5" (2.499 x 3.790)

Bedroom Four

12'3" x 8'6" (3.735 x 2.609)

Externally

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,494

Conservation Area No

Flood Risk Very low

Floor Area 1,054 ft 2 / 98 m 2

Plot size 0.09 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

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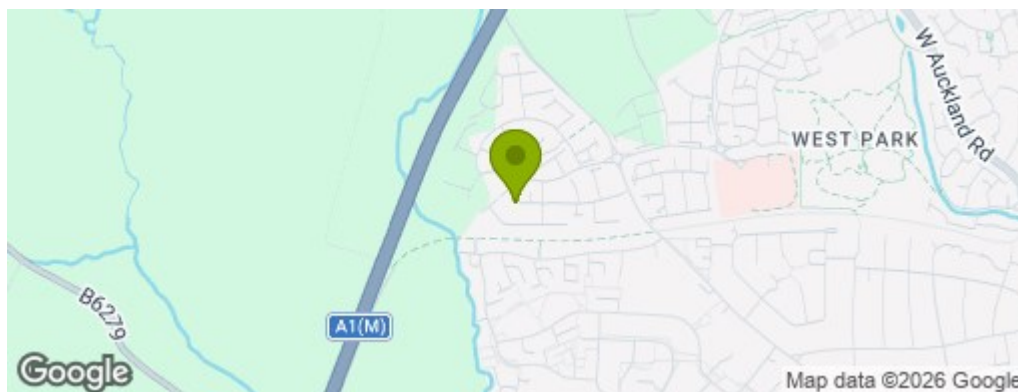
GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.

1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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