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Paton Way  
Darlington, DL1 1LP  
**Price £200,000**

House - Detached  
3 Bedroom/s  
2 Bathroom/s

A stylish CHAIN FREE home situated within this small exclusive development, built by Taylor Wimpey to a high specification, this impressive home offers spacious well planned living space, and can only be fully appreciated by internal viewing. As soon as you enter the welcoming hallway you will feel right at home, a ground floor cloaks/WC A light and airy kitchen/diner with cooking appliances, a well appointed living room with French doors opening to bring the outside in, perfect for all the family to enjoy the summer months.

To the first floor is a spacious landing master bedroom having built in wardrobes, also having twin aspect and En-suite, there are two further DOUBLE bedrooms and family bathroom/WC. Externally having mature established lawned gardens, driveway and GARAGE, this is a home that cannot fail to impress.



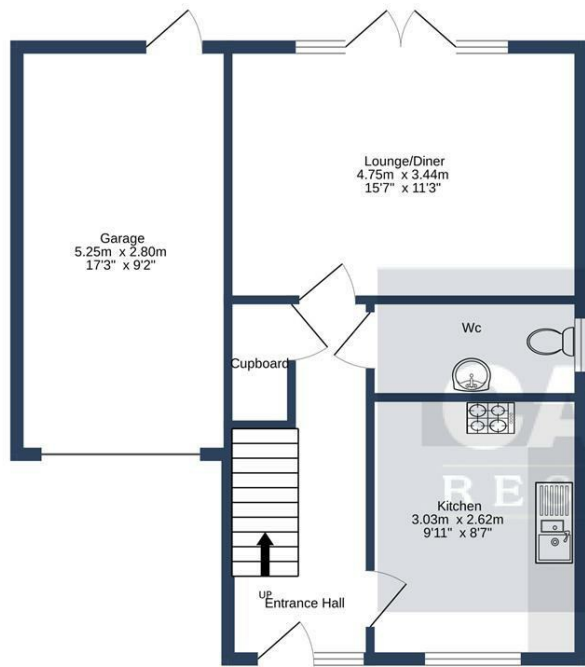


- CHAIN FREE
- SPACIOUS LIVING
- GROUND FLOOR CLOAKS/WC
- EN-SUITE AND FITTED WARDROBES TO MASTER BEDROOM
- MATURE ESTABLISHED GARDENS
- SMALL EXCLUSIVE DEVELOPMENT
- WELL PRESENTED THROUGHOUT
- FITTED KITCHEN WITH INTERGRATED APPLIANCES
- LARGE DRIVEWAY LEADING TO GARAGE
- INTERNAL VIEWING WILL IMPRESS THE DISCERNING BUYER.

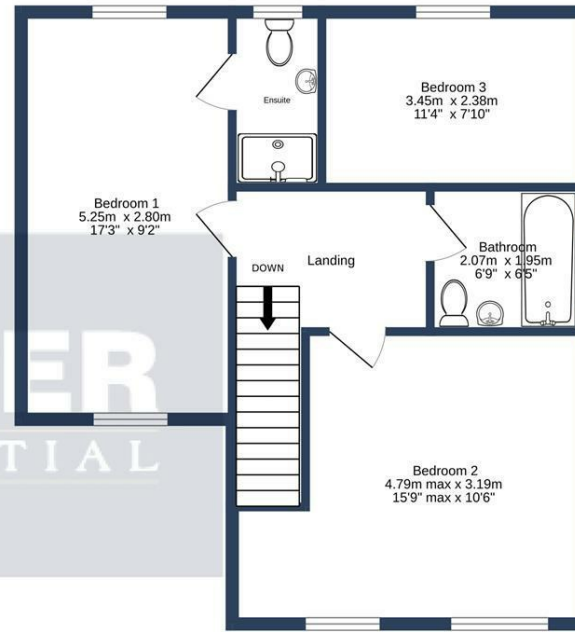
**GENERAL INFORMATION:**

Tenure: Freehold  
 Services: Gas central heating, mains electric, water and drainage.  
 Double glazing  
 Local Authority: Darlington Borough Council (Tax Banding D)

Buyers please note that there is a green Levy charge of approx. £100 per annum



GROUND FLOOR



1ST FLOOR

PATON WAY, DARLINGTON. DL1 1LP.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		86	87
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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MAB 6202



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