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Westpark Drive  
Darlington, DL3 0TB

**Offers in the region of £169,950**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s



Located in the popular Faverdale area of Darlington this 3 BEDROOM SEMI-DETACHED property offers beautifully presented living accommodation throughout and would suit the needs of a first time buyer, growing family or anyone wishing to downsize. The ground floor features an entrance vestibule, living room and a lovely open plan fitted kitchen/dining room with built-in stainless steel cooking appliances and built-in fridge/freezer. In addition there are French doors providing views and access to the enclosed rear gardens. The first floor features 3 bedrooms, (two having built-in wardrobes), and a beautiful family bathroom/WC which has recently been replaced to provide a modern contemporary white suite. Externally there is a gravelled garden to the front, driveway extending to the side of the property and attractive enclosed gardens to the rear with lawn, patio and corner wood decked area. The property is ideally located close to a wide range of everyday amenities and is within a short drive of the A1M, (North and South bound).







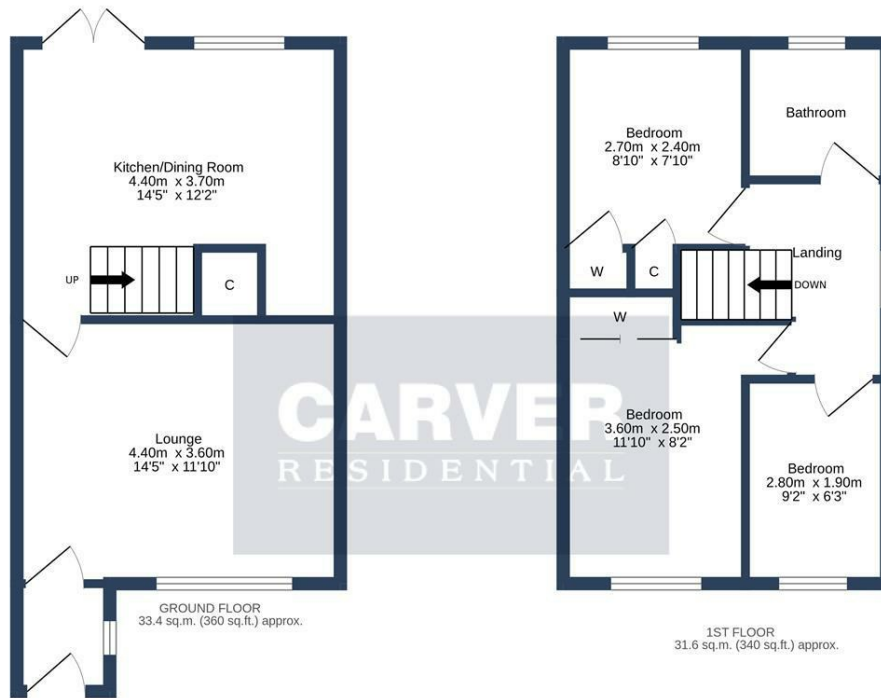
- Semi-detached
- Modern bathroom/WC with contemporary white suite
- Sizeable enclosed rear garden with wood decked area
- Popular Faverdale location
- uPVC double glazing
- Open plan fitted kitchen/dining room with French doors
- Driveway
- Beautifully presented throughout
- Replacement boiler, (2020)

**Agents Notes**

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout



WESTPARK DRIVE, DARLINGTON, DL3 0TB.

TOTAL FLOOR AREA : 65.1 sq.m. (700 sq.ft.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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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