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3, Old Favourites Walk,  
Darlington, DL2 2FJ  
**Asking price £190,000**

House - Terraced  
3 Bedroom/s  
2 Bathroom/s



Located in the sought-after West Park area of Darlington, this charming terraced house on Old Favorites Walk offers an exceptional opportunity for both families and professionals alike. With three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, this property is designed for comfort and convenience. Two of the bedrooms feature built-in wardrobes, providing ample storage space.

The ground floor boasts two inviting reception rooms, with a superb lounge that features double doors leading into an open-plan dining / kitchen area. This layout is perfect for entertaining guests or enjoying family meals, creating a warm and welcoming atmosphere. The kitchen is well-equipped, making it a delightful space for culinary enthusiasts.

Outside, the property benefits from a private garden to the rear, ideal for relaxing or hosting summer barbecues. Additionally, there is a single detached garage off set from the property with further parking spot in front, ensuring that parking is never a concern.

This home represents fantastic value in a popular neighbourhood, combining modern living with the charm of a traditional terraced house. With its excellent location and thoughtful design, this property is sure to attract interest. Don't miss the chance to make this delightful house your new home.







- Popular West Park location
- 3 Good size Bedrooms
- 2 Receptions rooms
- Private rear garden

- Close to the shops, cafes, etc in West Park
- Family Bathroom, ensuite and downstairs W/C
- Open plan Dining / Kitchen
- Off street parking and single garage

**GENERAL INFORMATION:**

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



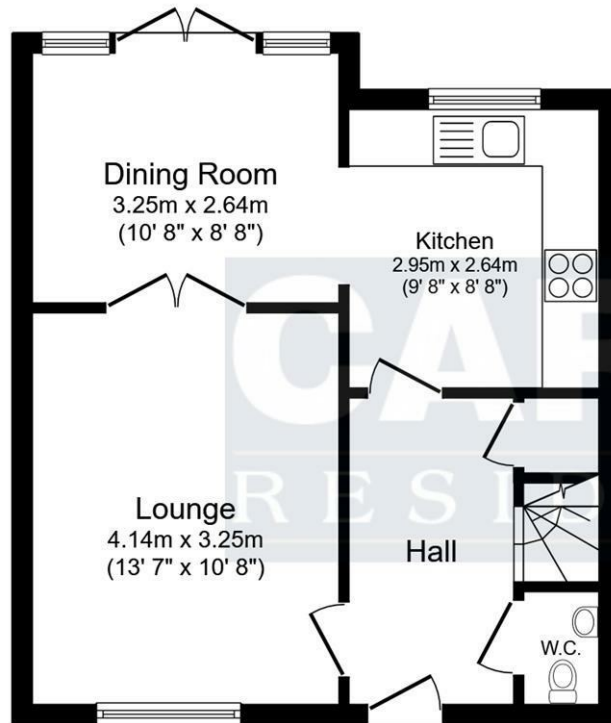




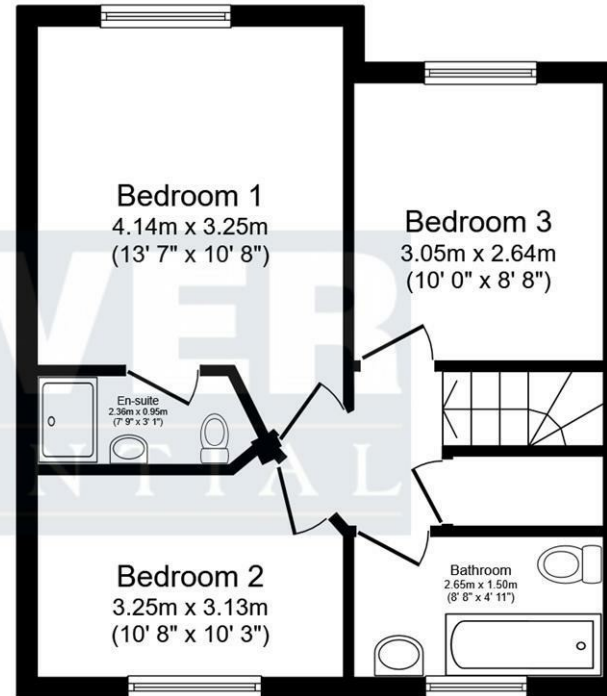








**Ground Floor**  
Floor area 39.7 m<sup>2</sup> (428 sq.ft.)



**First Floor**  
Floor area 39.7 m<sup>2</sup> (428 sq.ft.)

**TOTAL: 79.5 m<sup>2</sup> (855 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
81-91 A	87
69-80 B	
55-68 C	
45-54 D	
35-44 E	
25-34 F	
1-24 G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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