



8 WESTERHOPE COURT, DARLINGTON, DL3 0TD

Offers In The Region Of £185,000

We have pleasure in offering for sale this immaculately presented three bedroom property located in the desirable Faverdale area of Darlington being close to both the facilities in popular Cockerton Village and the ever improving West Park Village including Marks and Spencer Food Hall, Aldi and the Co-op. There are also cafes, bars and restaurants close to hand.

The property benefits from a generous plot with off street parking for two cars to the front, as well as a Detached Garage. To the rear there is a beautiful mature rear Garden with a great deal of privacy and a door to access the Garage.

Internally the property is extremely well maintained throughout and has the benefit of a Garden Room extension. the property briefly



GROUND FLOOR

1ST FLOOR



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While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and the floorplan is to be used for general guidance only. 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 condition or efficiency can be given.
 Made with Floorplan Cloud

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

