



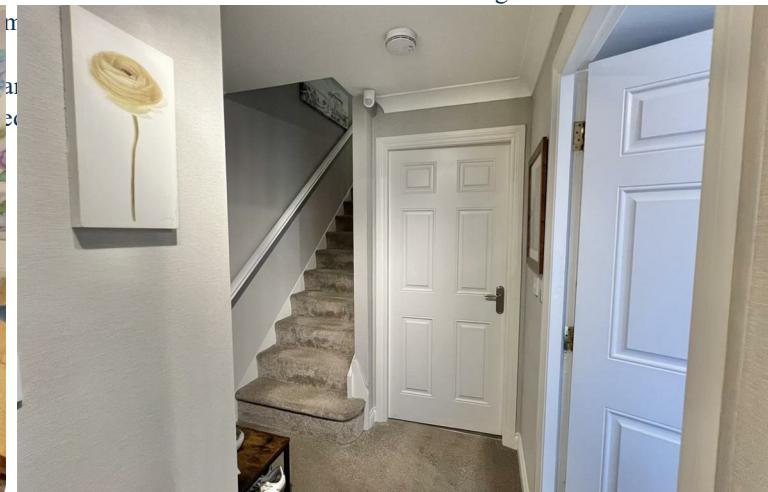
8 SCHOLARS PARK, DARLINGTON, DL3 7FF

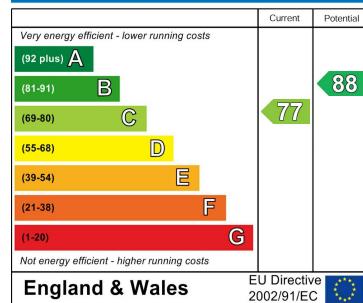
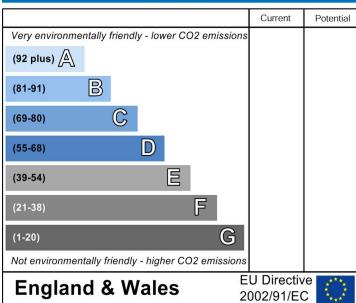
£250,000

Situated in a much sought after West End location just off Trinity Road, we are delighted to offer for sale this modern and well presented and much improved Four Bedrromed Town House.

Warmed by Gas Central Heating and with the benefit of Double Glazing, the accommodation briefly comprises: Reception Hallway with staircase to the first floor, Cloaks/wc fitted with a white suite, pleasant Lounge with double glazed French doors opening into the rear Conservatory, Modern fitted Kitchen with appliances.

To the first floor there are Three Bedrooms and family Bathroom/wc which is fitted with a white suite. From the Landing on the first floor the



LOUNGE**16'6" x 14'1" (5.05m x 4.30m)****CONSERVATORY****11'2" x 11'1" (3.42m x 3.40m)****KITCHEN****10'1" x 7'4" (3.08m x 2.24m)****BEDROOM TWO****12'4" x 8'3" (3.78m x 2.54m)****BEDROOM THREE****9'10" x 7'11" (3.01m x 2.43m)****BEDROOM FOUR****8'7" x 5'8" (2.62m x 1.74m)****MASTER BEDROOM****18'6" x 14'5" (5.66m x 4.41m)****Energy Efficiency Rating****Environmental Impact (CO₂) Rating**

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 inaccuracy. The floorplan is for illustrative purposes only and is not to scale. It has not been tested and no guarantee can be given as to their operability or efficiency can be given.
Made with Measure 123D

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.

