



## 6 SANS PAREIL SQUARE, DARLINGTON, DL2 2GH

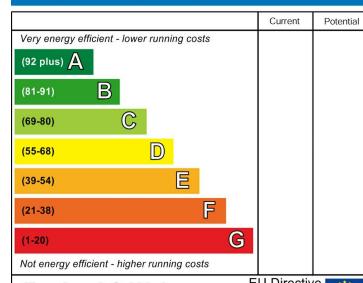
**Offers In Excess Of £250,000**

We have great pleasure in offering for sale this versatile, well maintained and modern, Four Bedrooomed Semi-Detached Town House. Ideally situated in the West Park area of Darlington and being close by to local shopping and amenities, excellent local schooling and easy accessible transport links. The property itself is in ready to move into order with neutral decor and immaculately presented and viewing is recommended. Sans Pareil Square is accessed via George Stephenson Drive in the Faverdale area of Darlington.

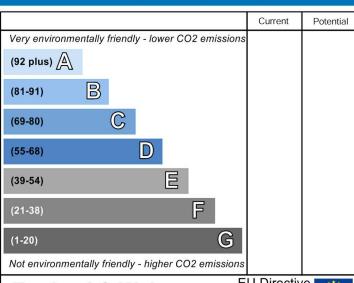
Warmed by gas central heating and with the benefit of double glazing, built by Bussey and Armstrong and a brief summary of the accommodation that is on offer briefly comprises of: Reception Hallway with, ground floor Cloaks/WC, Sitting Room/Study and Kitchen/Diner to the ground floor.

To the first floor there is a good sized Lounge overlooking the rear aspect and the Master Bedroom with En-Suite.

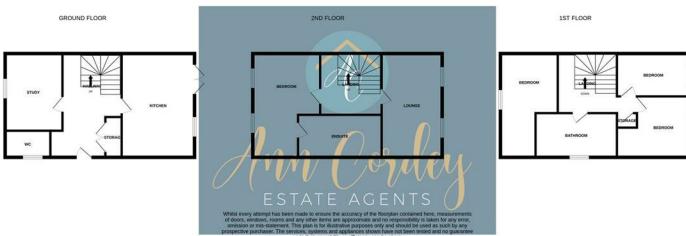


**WC****4'11" x 7'0" (1.52m x 2.14 )****STUDY****12'0" x 9'1" (3.67m x 2.77m)****KITCHEN****17'5" x 11'6" (5.32m x 3.53m)****1ST FLOOR****LOUNGE****17'6" x 11'5" (5.34m x 3.48m)****MASTER BEDROOM****17'6" x 9'0" (5.35m x 2.76m)****EN SUITE****6'6" x 9'4" (2.00m x 2.85m )****SECOND FLOOR****BEDROOM****17'6" x 9'2" (5.35m x 2.81m )****BEDROOM****8'2" x 11'8" (2.51m x 3.56m )****BEDROOM****10'3" x 8'2" (3.14m x 2.49m )****BATHROOM****6'7" x 9'3" (2.01m x 2.82m )****Energy Efficiency Rating****England & Wales**

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating****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.**

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