



## 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 Bedroomed 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		
	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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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