



The Lancaster is a stunning 3-bedroom home that offers plenty of space for families and first-time buyers. On the ground floor, the property features a front aspect lounge and a spacious open plan kitchen/dining area to the rear. This opens out onto a generous rear garden via bifold doors. There is also a convenient utility room and downstairs cloakroom.

Upstairs, there is a master bedroom with an en-suite, as well as two further bedrooms and a family bathroom. The home features the highest quality fittings from high-end brands like Beko, Porcelanosa and Hansgrohe.

**West Park Garden Village, Edward Pease
Way, DL2 2TS**
3 Bed - House - Detached
£204,995

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ENTRANCE HALL

LOUNGE
12'6 x 9'10 (3.81m x 3.00m)

KITCHEN/DINING AREA
16'3 x 8'11 (4.95m x 2.72m)

GROUND FLOOR/W.C.

UTILITY
5'11 x 5'5 (1.80m x 1.65m)

BEDROOM ONE
13'3 x 10'0 (4.04m x 3.05m)

EN-SUITE
8'5 x 5'7 (2.57m x 1.70m)

BEDROOM TWO
12'6 x 8'5 (3.81m x 2.57m)

BEDROOM THREE
11'3 x 9'2 (3.43m x 2.79m)

BATHROOM/W.C.
6'9 x 5'7 (2.06m x 1.70m)



7 Duke Street, Darlington, Durham, DL3 7RX

T: 01325 484440

E: info@robinsonsdarlington.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Not energy efficient - higher running costs Not environmentally friendly - higher CO₂ emissions
EU Directive 2002/91/EC EU Directive 2002/91/EC

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