



Balaguer Grove, Darlington, DL2 2WG
4 Bed - House - Detached
£280,000

Council Tax Band: D
EPC Rating: B
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Balaguer Grove, DL2 2WG

*** NO CHAIN SALE ***

*** GOOD SIZE FAMILY HOME ***

This lovely modern four-bedroom detached family home, Situated in the highly desirable West Park area of Darlington, providing a mixture of modern, and spacious living, close to local amenities.

The property briefly comprises of; Entrance Hall, Downstairs WC, Living Room, Open-Plan Kitchen/Diner with Extra Entertainment Area and a Separate Utility Room.

The first floor provides a Landing, with Four Bedrooms, (Master with Built-In Wardrobes and En-Suite Shower Room), Bedroom Two with Fitted Wardrobes and a Three Piece Family Bathroom.

Externally, the property has a well maintained lawn with a driveway and detached single garage to the side, allowing ample of off-street parking. The rear of the property has a generous size garden with a mixture of lawn and patio area.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.



GROUND FLOOR

Entrance Hall
7'11" x 8'1"

Downstairs WC
5'0" x 3'4"

Living Room
10'11" x 16'6"

Kitchen / Dining Area
25'0" x 9'3"

Utility Room
6'3" x 6'0"

FIRST FLOOR

Landing
9'6" x 4'9"

Bedroom 1
11'1" x 12'2"

En-Suite
7'11" x 3'10"

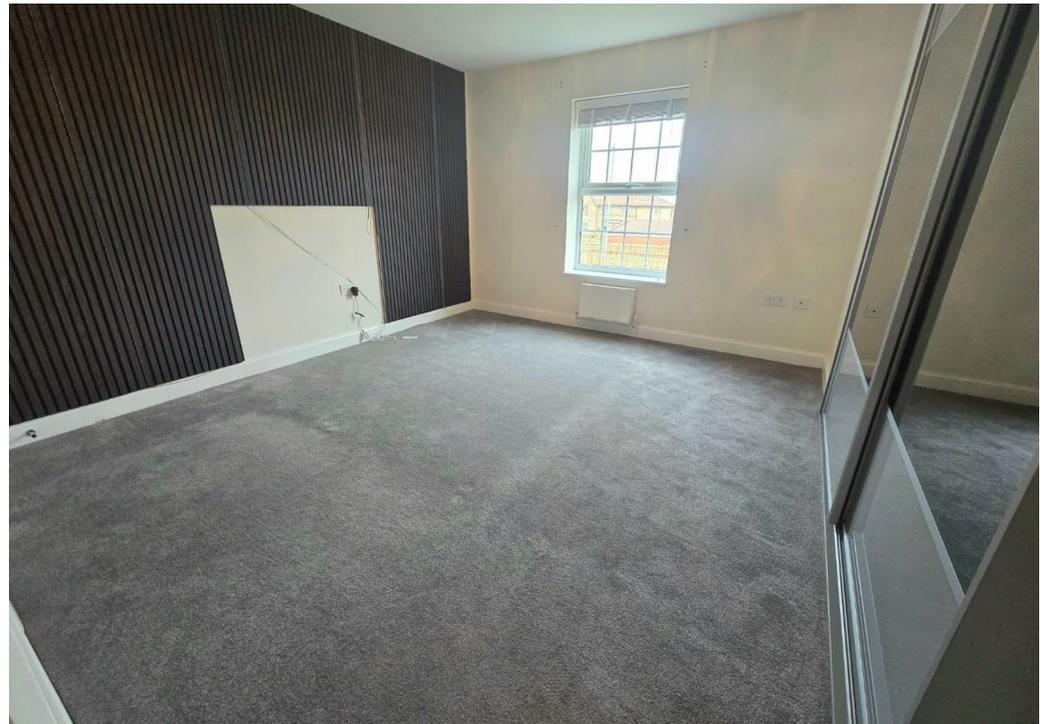
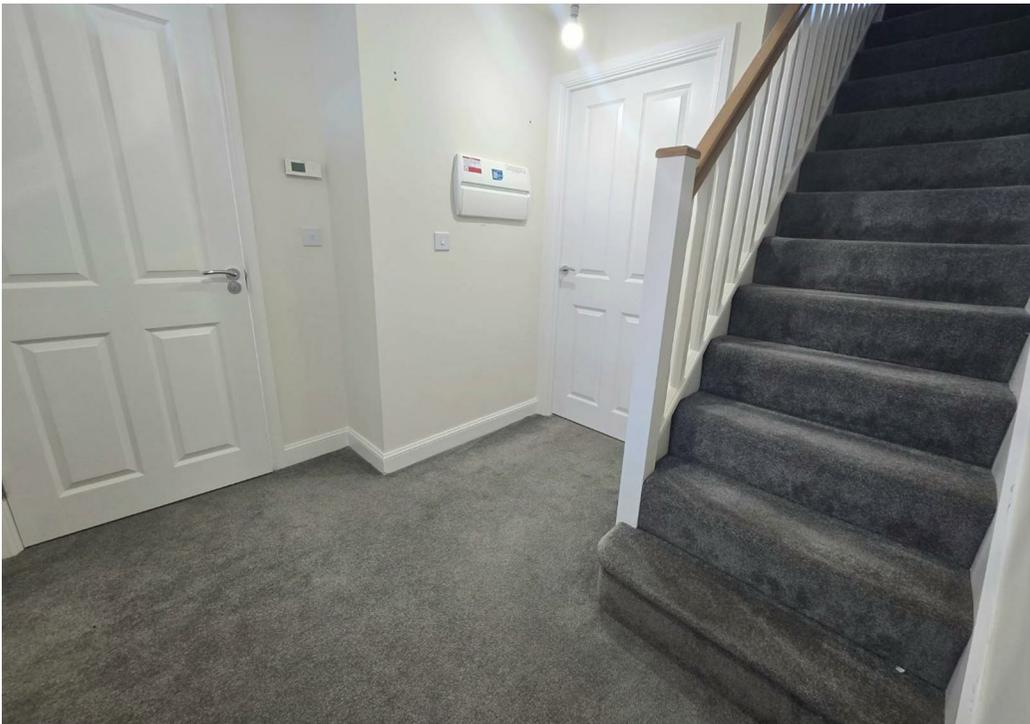
Bedroom 2
9'8" x 11'5"

Bedroom 3
8'0" x 9'3"

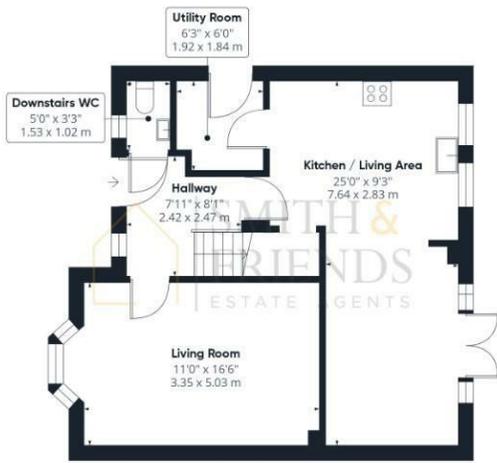
Bedroom 4
6'9" x 11'2"

Family Bathroom
6'3" x 6'0"

DETACHED GARAGE
10'5" x 21'2"







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1378 ft²
127.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	84	
(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	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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