





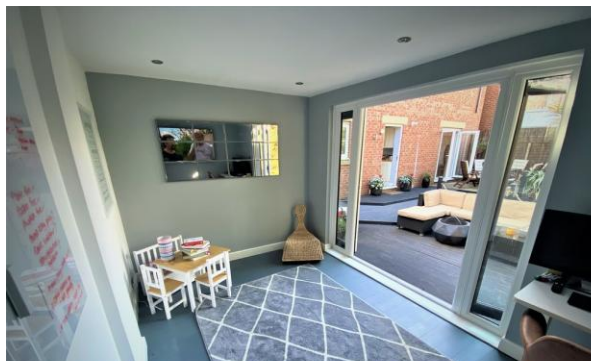
4 Skerningham Avenue
West Park
Darlington
Co Durham
DL2 2FF

EPC Rating C



ENTRANCE AND HALLWAY Double glazed front door into spacious hallway with tiled floor, internal doors leading into the lounge, dining room, kitchen and cloakroom. Radiator and stairs to the first floor.

LOUNGE 13' 0" x 20' 7" (3.97m x 6.28m) Double glazed window to the front of the property, Gas fire and surround, two radiators and double glazed French door to the rear end of the lounge leading into the garden.



KITCHEN 9' 11" x 13' 2" (3.04m x 4.02m) Double glazed window overlooking the garden. Wall and floor fitted units with integrated dish washer, gas hob and electric oven. Laminate flooring and door into utility room.

DINING ROOM 10' 1" x 10' 1" (3.09m x 3.08m) Double glazed window to the front of the property, radiator and laminate flooring.

We are delighted to offer this fantastic three bedroom detached home. Set in the popular area of the west park development which is situated on the outskirts of Darlington. In walking distance there are a number of shops, cafes and a pub and also a nurse and primary school. Easy access into the town centre and the A1.
Early viewing on this stunning property is essential.

This property composes of a large lounge, kitchen dining room, utility and cloakroom to the ground floor, on the first floor we have a master bedroom with large en-suite, two further double bedrooms and family bathroom.
Externally there is a drive and converted garage which is currently been used as a office/family room. Beautiful garden with lawn and decking area.

UTILITY ROOM Double glazed rear door leading into the garden. Fitted units and plumbing for washing machine.

WC Ground floor w/c, with white sink and toilet.
Laminate flooring and radiator.

BEDROOM 13' 3" x 11' 7" (4.06m x 3.54m) Double glazed window to the front of the property and radiator. Built in sliding mirror wardrobes that open up into the en-suite.

ENSUITE 6' 4" x 12' 4" (1.95m x 3.76m) Double sink unit with large walk in shower tiled floor and surround and chrome towel rail.

BEDROOM 9' 7" x 12' 4" (2.93m x 3.76m) Double glazed window and radiator and built in wardrobe.

BEDROOM 9' 8" x 12' 4" (2.96m x 3.77m) Double glazed window and radiator with built in wardrobe.

LANDING Landing with double glazed window and radiator and loft access.

FAMILY BATHROOM White fitted bathroom suite including bath, sink and toilet, tiled floor and radiator.

OFFICE/FAMILY ROOM 8' 4" x 13' 10" (2.55m x 4.24m) Double glazed French doors leading onto decking, overlooking the garden.

GARDEN The garden has a lawn area, decking from outside of the property around to the office/family room, there are two large seating areas that have lighting and

Tenure: Freehold

Council Tax Band

Local Authority:

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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