



## Sans Pareil Square

Darlington DL2 2GH

Offers Over £235,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Sans Pareil Square

Darlington DL2 2GH



- Four Bedroom Terraced Property
- Very Well Presented Throughout
- Off Street Parking

- Popular West Park Area of Darlington
- Council Tax Band D
- Viewing Highly Recommended

- Garage to Rear
- Epc Rating C

Sans Pareil Square in the popular West Park area of Darlington, is a beautifully presented terraced house that offers an ideal family home with an abundance of space and comfort. With four well-proportioned bedrooms, this property is perfect for families seeking room to grow. The reception rooms provide versatile living areas, ideal for both relaxation and entertaining guests.

The house boasts a modern bathroom along with an en-suite to the main bedroom, ensuring convenience for the entire family. The property is deceptively spacious, allowing for a comfortable lifestyle without compromising on style. The well-maintained interiors create a warm and inviting atmosphere, making it easy to envision your family settling in.

This property benefits from a peaceful environment while still being close to local amenities. For those with vehicles, the property includes off-street parking and a detached garage, providing secure and convenient parking options.

This property is sure to meet your needs. Don't miss the opportunity to make this lovely house your new home.

## Entrance Hall

Door to front and staircase to first floor landing.

## Lounge

18'6 x 14'5 (5.64m x 4.39m)

Upvc double glazed window to front, feature remote control, marble fireplace with real flame effect fire and double doors to kitchen/dining room. Under stairs storage and radiator.

## Kitchen/Dining Room

11'7 x 17'10 (3.53m x 5.44m)

Upvc double glazed window and French doors to rear. Fitted dark blue wall, base and drawer units with contrasting worktops and soft close drawers. Integrated Hotpoint electric hob with extractor over, splashback and deep pan drawers under. Separate Hotpoint eye level oven. Composite one and a half bowl sink with mixer taps. Integrated Bosch dishwasher and washing machine. Space for an American style fridge freezer. There is ample space for a table and chairs in the dining area of the room which is open plan. Lvt flooring and radiator.

## Ground Floor Cloaks

Upvc double glazed obscure window to front, w.c, wash hand basin and radiator.

## First Floor Landing

Upvc double glazed window to side and storage cupboard housing hot water tank.

## Bedroom One

11'10 x 8'7 (3.61m x 2.62m)

Upvc double glazed window to front, radiator and access to en-suite.

## En-Suite

Walk in double shower with waterfall and spray, vanity unit with back to wall w.c and bowl style wash hand basin. Heated towel rail, part tiled walls and Lvt flooring. (Newly fitted 2025)

## Bedroom Two

12'10 x 8'10 (3.91m x 2.69m)

Upvc double glazed window to front and radiator.

## Bedroom Three

9'9 x 6'9 (2.97m x 2.06m)

Upvc double glazed window to rear and radiator.

## Bedroom Four

6'8 x 10'9 (2.03m x 3.28m)

Upvc double glazed window to rear and radiator.

## Bathroom

Panelled bath with shower over and concertina folding screen. W.c and wash hand basin, part tiled walls, Lvt flooring and radiator.

## Externally

To the front there is a forecourt with gated access to rear and electric power points.

To the rear is an enclosed garden which is mainly laid to paving, with water tap, side access door to garage and off street parking to side.

The Garage has an up and over door with power and light.

## Tenure

Freehold

## Property Details

Local Authority: Darlington  
Council Tax Conservation Area No  
Flood Risk Very low  
Floor Area 1,173 ft<sup>2</sup> / 109 m<sup>2</sup>  
Plot size 0.04 acres  
Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

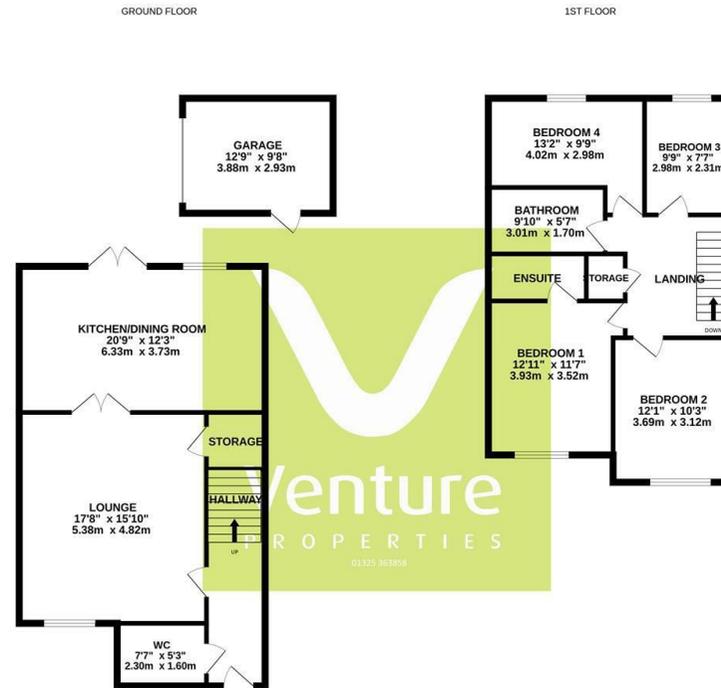
BT

Sky

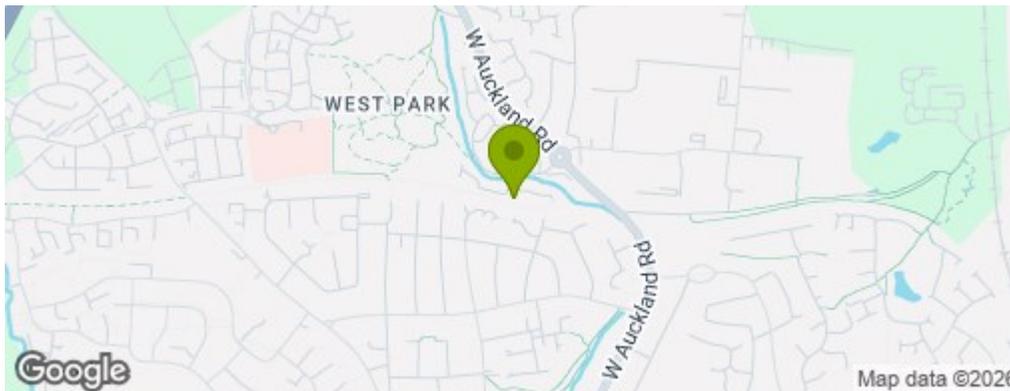
Virgin

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metrepro ©2025



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com