



**Edward Pease Way**

Darlington DL2 2GR

**£850 Per Calendar Month**





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

# Edward Pease Way

Darlington DL2 2GR



- 3 Bedrooms
- Close to A1(M) North & South
- Gardens Front and Rear

- Semi-detached
- Close to Amenities
- Downstairs WC

- West Park Area
- Garage

A well-presented, three bedroom, semi-detached property situated in the popular West Park area of Darlington. The property is close to West Park's newly developed Garden Village with amenities including supermarkets, hairdressers and other shops. The property is also ideally located for travel out of town with the A1(M) just two minutes' drive away.

The property briefly comprises: entrance hallway, downstairs WC, living room, kitchen/diner, three bedrooms, family bathroom garden to the rear and garage.

1 pet = £25pcm  
2-3 pets = £35pcm  
4-5 pets = £50pcm

Council Tax Band C.

**Entrance Hall**

**Downstairs W/C**

**Living Room**

15'9" x 14'6" (4.811 x 4.433)

**Kitchen/Diner**

17'10" x 9'8" (5.46 x 2.947)

## First Floor

### **Bedroom One**

11'8" x 9'11" (3.575 x 3.023)

### **Bedroom Two**

13'8" x 8'7" (4.189 x 2.632)

### **Bedroom Three**

8'10" x 8'5" (2.715 x 2.57)

### **Bathroom**

## Externally

### **Council Tax**

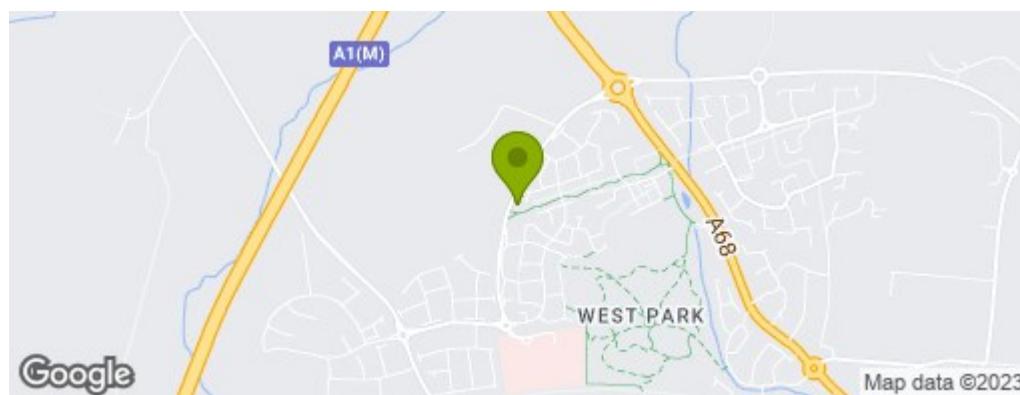
Band C

### **Touchstone**

Please note this property is marketed by Venture Properties on behalf of Touchstone. Initial viewings and application forms will be done through Venture and then any applications will be submitted to Touchstone. They will carry out credit/reference checks and deal with everything going forward, including move-in dates, signing tenancy paperwork and handing over keys. Their fees are attached to this advert in the photos section.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon. Venture Properties accept no responsibility for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy of the floorplan has not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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