



**\*\* PETERBOROUGH STYLE \*\***

**\*\* PART EXCHANGE CONSIDERED\*\***

Integrated dishwasher and integrated fridge/freezer included.

The Peterborough is a three storey family home with two parking spaces. It benefits from an open plan kitchen/dining/family area with bi-fold doors to the rear garden and a downstairs cloakroom. The lounge and bedroom three are to the first floor. The master bedroom has fitted wardrobe and en-suite facilities.

The homes at Lancaster Park could save you money too, there are more economical to run than an older home as they use less energy. A smart meter is installed in every home. Every home is handed over to you with a 10 year NHBC Warranty.

The property is positioned in the village location of Middleton St George. Middleton St. George is a popular location within easy reach of Darlington and good access to Teesside via the A19. There are local shops and amenities within the village however Morton Park is only a short drive away.

**Lancaster Park, St. Georges Way, DL2 1PD**  
**3 Bed - House - Semi-Detached**  
**£204,995**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

**ENTRANCE HALL**

**GROUND FLOOR W.C.**

**FAMILY/DINING AREA**  
14'4x11'3 (4.37mx3.43m)

**KITCHEN**  
13'3x8' (4.04mx2.44m)

**FIRST FLOOR LANDING**

**LOUNGE**  
14'5x13'1 (4.39mx3.99m)

**BEDROOM THREE**  
11'6x8'1 (3.51mx2.46m)

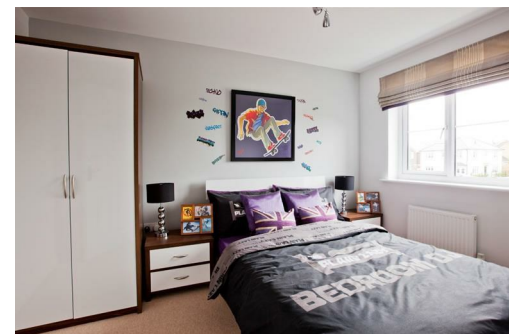
**SECOND FLOOR**

**MASTER BEDROOM**  
11'3x9'9 (3.43mx2.97m)

**EN-SUITE**  
9'3x4'8 (2.82mx1.42m)

**BEDROOM TWO**  
12'6x8' (3.81mx2.44m)

**BATHROOM**  
6'2x5'9 (1.88mx1.75m)



**7 Duke Street, Darlington, Durham, DL3 7RX**

**T: 01325 484440**

**E: info@robinsonsdarlington.co.uk**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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  
EU Directive 2002/91/EC  
**England & Wales**

Not environmentally friendly - higher CO<sub>2</sub> emissions  
EU Directive 2002/91/EC  
**England & Wales**

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.