



5 Balaguer Grove, Darlington, County Durham, DL2 2WG
Guide Price £280,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

A well presented, spacious four bedroom family home boasting flexible living accommodation in the popular West Park area of Darlington

- Detached family home
- Open plan kitchen diner
 - Four bedrooms
 - Two bathrooms
 - Large rear garden
 - Garage and driveway
- Energy performance rating B 84



www.vickersandbarrass.co.uk

LOCATION

Balaguer Grove is situated in the West Park area of Darlington, lies to the north west of the town center having evolved in more recent years to an area comprising of residential and commercial properties. Balaguer Grove is conveniently placed for amenities with West Park Village Centre only a few minutes away. The area provides a wide range of shopping, recreational, educational and local facilities along with the fantastic green space of West Park itself. For the commuter, the A1(M) is a short distance away providing links to Durham, Newcastle and beyond. Darlington's mainline train station connects the town to both London and Edinburgh and there are international airports at both Teesside and Newcastle.

what3words ///chill.punt.seated

DESCRIPTION

5 Balaguer Grove is a fantastic family home offering spacious and flexible living accommodation throughout the property. Entering the front door to

the entrance hall, doors radiate to the ground floor living accommodation. The living room lies to the right of the hall and had a feature entertainment wall and inset live flame effect fire. The room has a bay window to the front of the property which allows light to flood the room. Returning to the hall, there is a useful ground floor WC and wash basin, and a further door from the hall opens to the open plan kitchen diner. The kitchen is fitted with a range of wall and base units in a stylish shade of navy with chrome detailing. There are a range of integrated appliances including, oven and microwave, five burner gas hob, fridge/freezer, wine cooler and dish washer. There is plenty of space for dining furniture making the room perfect for a growing family and for entertaining guests. From the kitchen area the room flows to a further snug area with views over the garden to the rear from the patio doors. There is also access from the kitchen to the utility room which has wall and base units, plumbing for a washing machine and the a cupboard housing the combi boiler.

Stairs rise from the entrance hall to the first floor landing. The main bedroom lies to the front of the bedroom having fitted wardrobes with sliding doors and an ensuite shower room. The shower room comprises a double shower, WC and wash basin.

The second bedroom also lies to the front of the property and benefits from fitted wardrobes with sliding doors. There are two bedrooms lying to the rear of the property, both enjoying views over the garden at the rear. The family bathroom comprises a bath, WC and wash basin. There is a useful storage cupboard on the landing.

Externally, there a lawned garden to the front of the property and a large garden, mostly being laid to lawn with two patio areas providing excellent space to sit and enjoy the sun. There is a detached single garage and driveway for multiple vehicles to the side of the property.

SERVICES

The property is served by mains electricity, water and drainage and has mains gas central heating.



SERVICE CHARGE

We understand that there is a service charge payable annually costing approximately £100 per annum and reviewed annually.

COUNCIL TAX BAND

Darlington Borough Council Tax Band D.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating B 84.

MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

TENURE

We are informed by the current vendors that the property is held freehold.



LOCAL AUTHORITY

Darlington Borough Council
www.darlington.gov.uk
01325 405333

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

COSTS

Each party is to bear their own costs.

NOTES

Particulars prepared – July 2025
Photographs taken – July 2025



VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon



their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

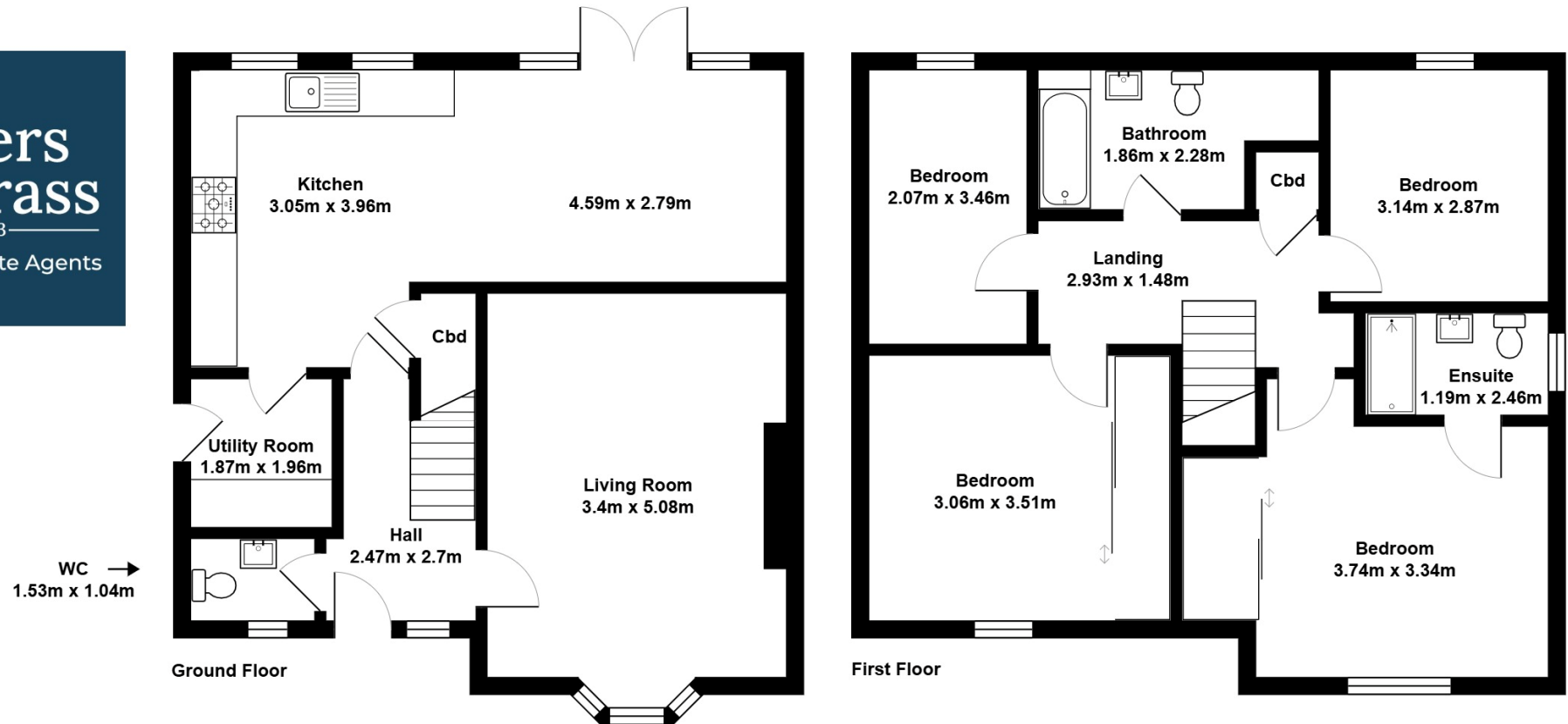
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw and to generally amend the particulars or method of sale.

The property is sold subject to reserve (s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





All measurements are approximate and for display purposes only

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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