



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

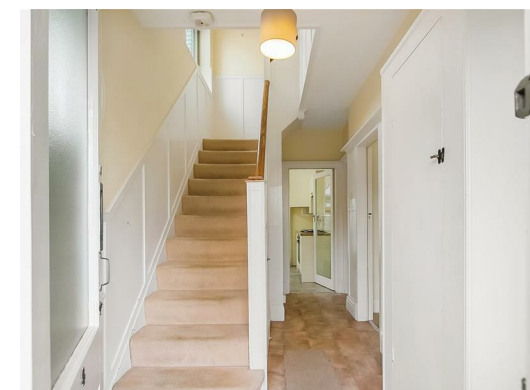
Danesmoor Crescent
Darlington, DL3 8NJ

Offers in the region of £220,000

House - Semi-Detached
3 Bedroom/s
1 Bathroom/s

Located within a prime West End location benefiting from off street parking to the front along with low maintenance enclosed west facing rear garden alongside single garage (reduced vehicle access). The property is offered for sale with no onward chain and briefly comprises entrance hallway, two reception rooms, kitchen and rear porch. The first floor landing gives access to three bedrooms, bathroom and separate WC.





- NO ONWARD CHAIN
- EXCELLENT SCHOOLS NEARBY
- OFF STREET PARKING

- WEST END LOCATION
- LOW MAINTENANCE REAR GARDEN
- GARAGE (REDUCED VEHICLE ACCESS)

GENERAL INFORMATION:

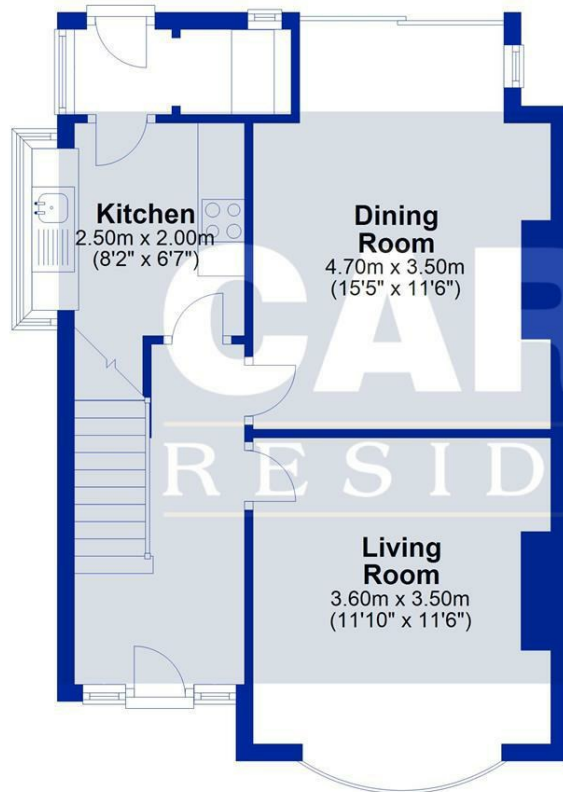
Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Local Authority: Darlington Borough Council (Tax Banding C)

Ground Floor

Approx. 46.2 sq. metres (497.7 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



Total area: approx. 88.6 sq. metres (953.2 sq. feet)

For identification purposes only. Not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

We can search 1,000s
of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
County Durham, DL3 7AA
Tel: 01325 357807
sales@carvergroup.co.uk

26 Market Place, Richmond
North Yorkshire, DL10 4QG
Tel: 01748 825317
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
County Durham, DL5 4DJ
Tel: 01325 320676
aycliffe@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire, DL7 8LW
Tel: 01609 777710
northallerton@carvergroup.co.uk