



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Orchard Road
Darlington, DL3 6HS

Offers over £50,000

House - Terraced
3 Bedroom/s
1 Bathroom/s

***CASH BUYERS ONLY * HISTORY OF STRUCTURAL MOVEMENT * VIEWINGS TO TAKE PLACE, BY APPOINTMENT ONLY ON WEDNESDAY 13TH MARCH FROM 9.30AM - 12.30PM ***

A three bedroom mid terrace property in the popular Denes area of Darlington, within walking distance of shops and amenities. The accommodation includes hallway, living room with bay window to front, separate dining room and kitchen with access to rear yard and store. To the first floor there are three good sized bedrooms and family bathroom. Externally there is a forecourt to front and enclosed yard to rear with up and over door. Buyers please note: The property has structural movement and any buyer should take their own advice regarding the remedial works required.



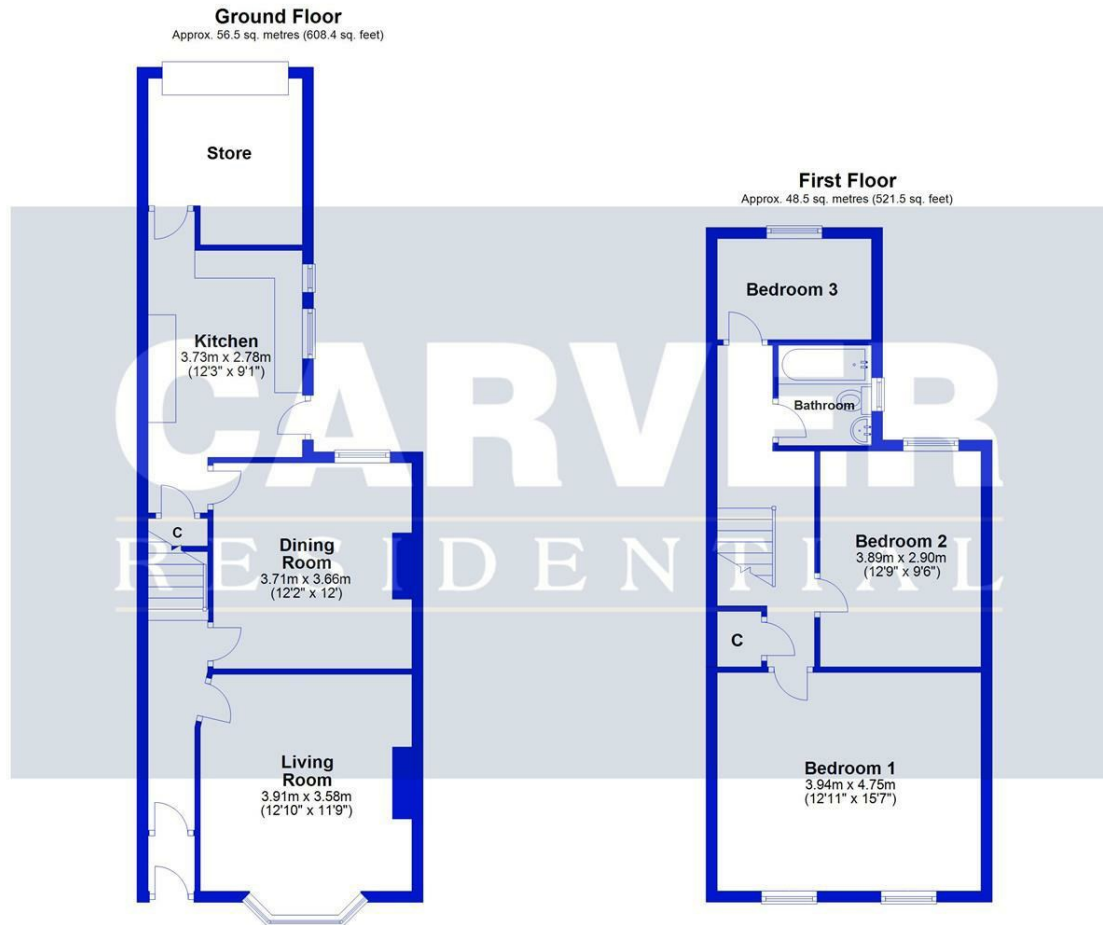


- PLEASE NOTE: THE PROPERTY HAS HISTORY OF STRUCTURAL MOVEMENT
- POPULAR DENE LOCATION
- WALKING DISTANCE TO SHOPS AND AMENITIES
- OPEN DAY VIEWINGS - BY APPOINTMENT ONLY

- CASH BUYERS ONLY
- THREE BEDROOM HOME
- GARAGE

GENERAL INFORMATION:

Tenure: Freehold. Services: Gas central heating, mains electric, water and drainage.
Local Authority: Darlington Borough Council (Tax Banding B)



Total area: approx. 105.0 sq. metres (1129.9 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