



This wonderfully modernised home is offered CHAIN FREE and is a fantastic opportunity to purchase. Located on the outskirts of Darlington in the Harrowgate area the property is close to commuter networks and within striking distance of the town centre, close to good schools and shopping centres. The refurbished property consists of a welcoming hallway, open plan kitchen, dining room and living room with refitted kitchen, larder cupboard, waste disposal sink and breakfast bar. The first floor holds three good sized bedrooms and a house bathroom. Externally the property offers an easy maintenance front gravelled garden, off street parking leading to a detached rear garage and a wonderful rear south facing garden with attractive flower beds, decking and patio areas to enjoy those summer evenings. Gas central heating, via a renewed boiler, and UPVC double glazing is present throughout as expected. EPC rating D, Darlington Borough Council tax band B.





- Wonderfully Modernised Home
- Open Plan Ground Floor
- Off Street Parking and Detached Rear Garage
- Three Bedrooms
- Large South Facing Rear Garden

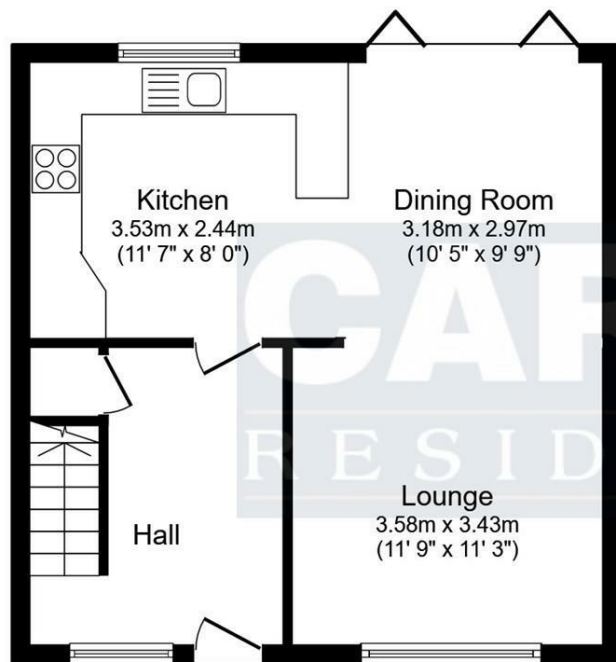
GENERAL INFORMATION

Tenure: Freehold

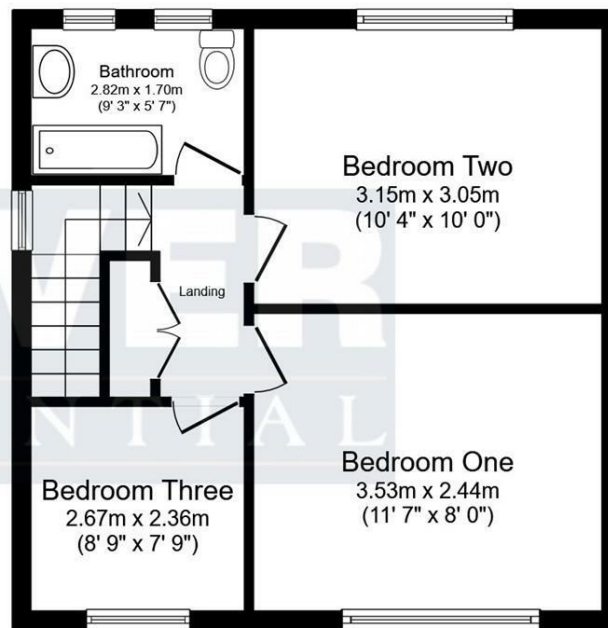
Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)



Ground Floor
Floor area 44.3 sq.m. (477 sq.ft.)



First Floor
Floor area 44.0 sq.m. (474 sq.ft.)

Total floor area: 88.3 sq.m. (951 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

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MAB 6202



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

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

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