



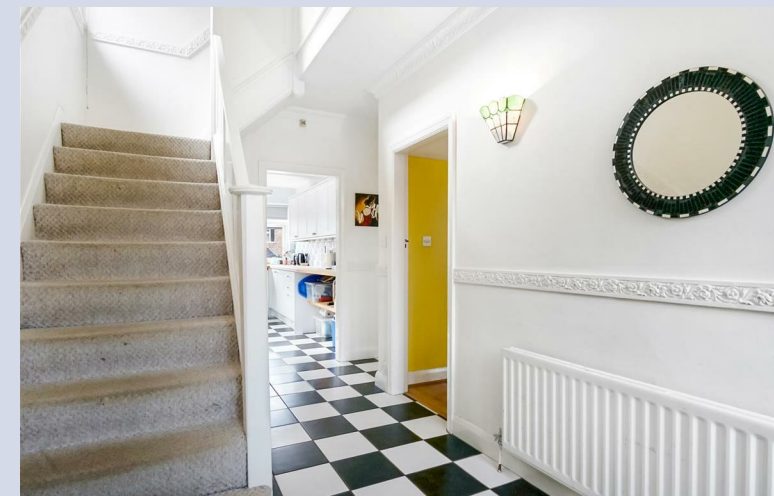
CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Lytham Road
Darlington, DL1 3DW

Asking price £215,000

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

Packed with character is this three bedroom, semi-detached family home on Lytham Road. Situated on a mature street in Harrowgate Hill the property lies close to Bensham Park, good local schools and commuter networks out of Darlington if required. Well presented, the internal accommodation consists of a welcoming entrance hallway, separate living room with solid fuel fire, dining room with cast iron solid-fuel fireplace and kitchen with a range of base, wall & drawer units and Belfast sink. The first floor holds three good-sized bedrooms and a family bathroom with a loft room also present offering a wide range of uses. Externally the property holds off street parking to the front for one vehicle and a front garden, the rear garden is of generous proportion and holds lawn and patio areas with plenty of space for relaxation. Overall the property offers a range of modern and period features with great balance and an attractive disposition. EPC rating D, Darlington Borough Council tax band B.





- Semi-Detached Family Home
- Loft Room
- Off Street Parking
- UPVC Double Glazing Throughout
- Three Bedrooms
- Two Reception Rooms
- Generous Rear Garden
- Period and Modern Features

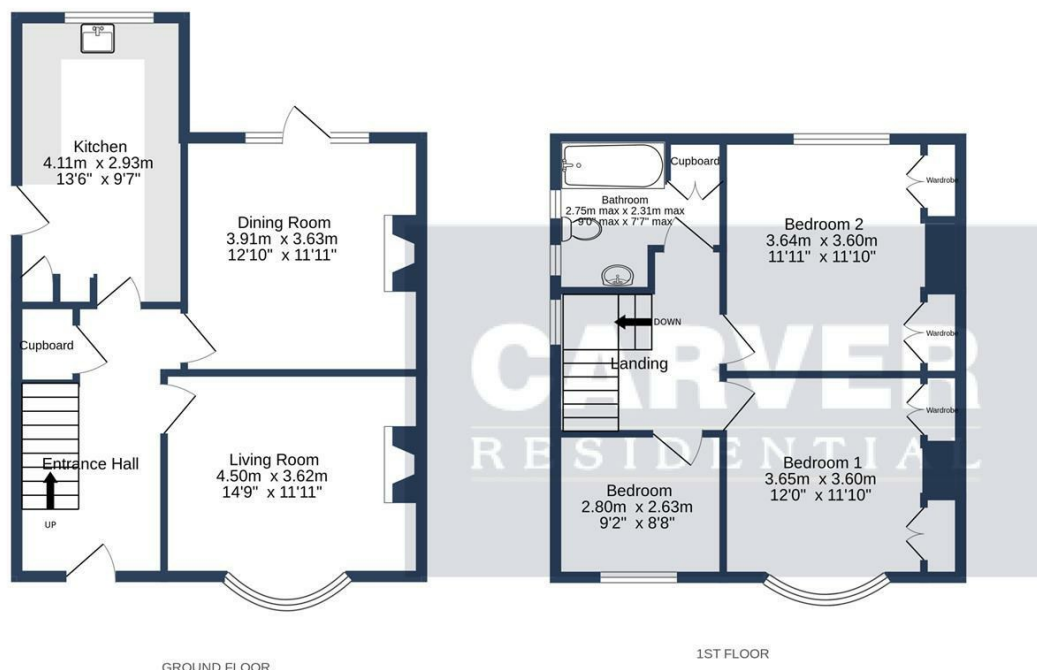
GENERAL INFORMATION

Tenure: Freehold

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

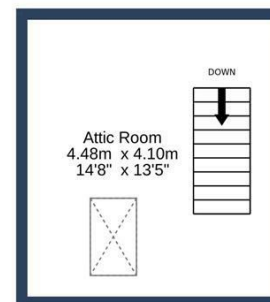
Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)



LYTHAM ROAD, DARLINGTON, DL1 3DW.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



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
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

www.carvergroup.co.uk