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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

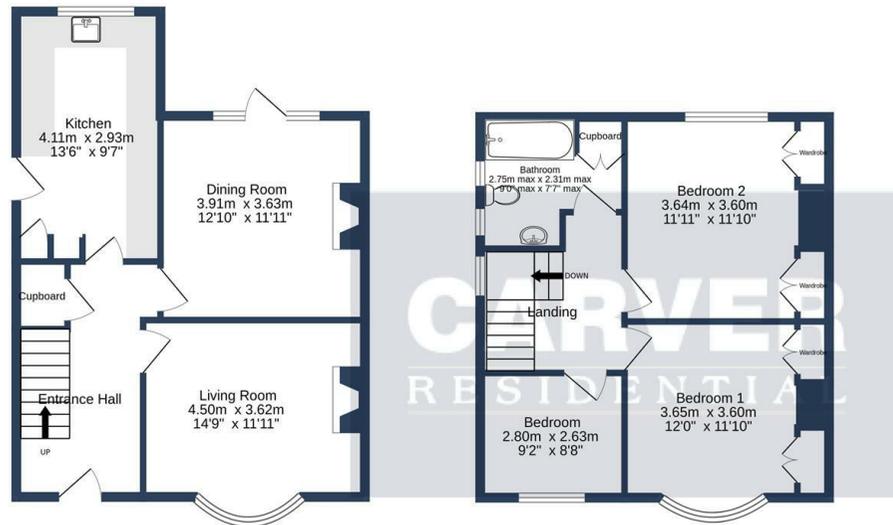
Local Authority: Darlington Borough Council (Tax Banding B)

#### **Buyers Identification Checks**

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### **Property Size**

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



GROUND FLOOR

1ST FLOOR

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

Floor Area from EPC - 1140.00 sq ft

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MAB 6202



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