



This wonderfully presented, extended family home comes to market ready to love! Located at the end of a quiet cul-de-sac location the four bedroom home wants for nothing and is sure to attract attention. Internal accommodation consists of a welcoming entrance hallway, living room leading to an expansive kitchen dining room. The extended portion of the ground floor includes a useful reception room and ground floor WC. The first floor holds four well sized bedrooms, the largest with en-suite shower room, and a family bathroom. Externally the property holds a pretty brick paved driveway to the front with an enclosed rear garden offering patio and lawned areas to enjoy. Finished to a great, modern standard this property is ready for its next owner and comes with the expected gas central heating and UPVC double glazing throughout. EPC rating D, Darlington Borough Council tax band D.





- Extended Detached Family Home
- Modern Kitchen Diner
- Two Bathrooms
- Modernised Interior

- Two Reception Rooms
- Four Bedrooms
- Private Rear Garden
- Off Street Parking

GENERAL INFORMATION

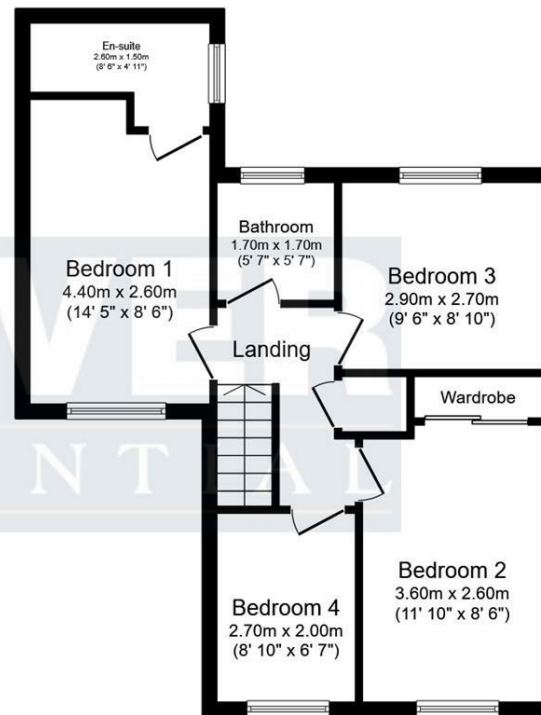
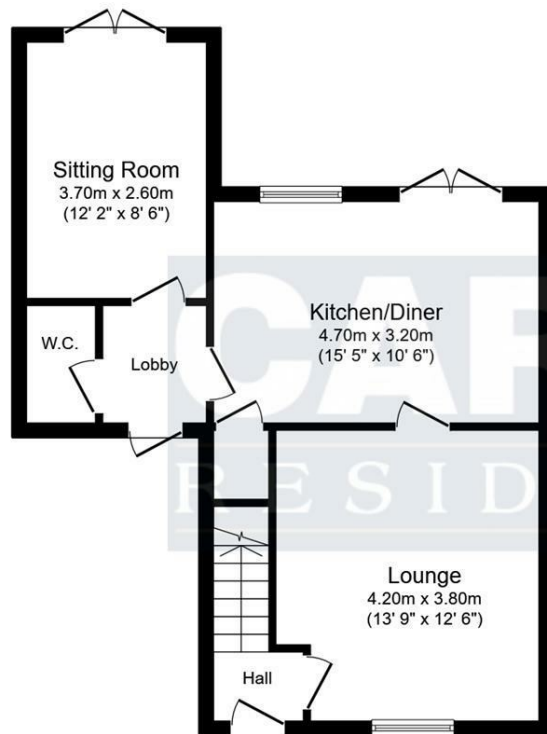
Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

Buyers Identification Checks



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(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	

Total floor area: 99.7 sq.m. (1,074 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

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