





Nestled in the highly sought-after area of Carmel Road South, Darlington, this charming semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property is perfect for those looking to settle in a welcoming community.

Upon entering, you are greeted by a large living room that offers ample space for relaxation and family gatherings. The property also features a delightful lounge area, ideal for quiet evenings or entertaining guests. The modern kitchen is designed with functionality in mind, providing a perfect setting for culinary adventures and family meals.


One of the standout features of this home is the expansive garden area, which is perfect for outdoor activities and summer barbecues. The garden also includes a charming summer house and a den, providing additional space for hobbies or relaxation, making it a true haven for both children and adults alike.

This unfurnished property allows you the freedom to personalise your living space to suit your taste and lifestyle. With its combination of generous living areas, a modern kitchen, and a vast garden, this home is not just a place to live, but a place to thrive.







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	

**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](http://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](mailto:sales@carvergroup.co.uk)

**63 Dalton Way, Newton Aycliffe**  
Co Durham DL5 4NB  
**01325 320676**  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

**41 Market Place, Richmond**  
North Yorkshire, DL10 4QL  
**01748 825317**  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

**219 High Street, Northallerton**  
North Yorkshire DL7 8LW  
**01609 777710**  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

**[www.carvergroup.co.uk](http://www.carvergroup.co.uk)**