



Impressive THREE bedroomed semi-detached property offering stylish, spacious accommodation, this property will be suited to the needs of the family buyer.

Decorated in neutral tones throughout, and refurbished to a high standard, to the ground floor is a welcoming hallway, a well appointed living room with feature decorative inglenook style fireplace, with a log burner, perfect for cosy evenings at home, and a refitted open plan kitchen/diner with integrated cooking appliances.

To the first floor is a landing area, a refitted bathroom/WC, and three good sized bedrooms.

Externally to the front is a DRIVEWAY allowing off road parking leading to the garage with handy utility area, whilst to the rear is a large enclosed private garden perfect for all the family and friends to enjoy.





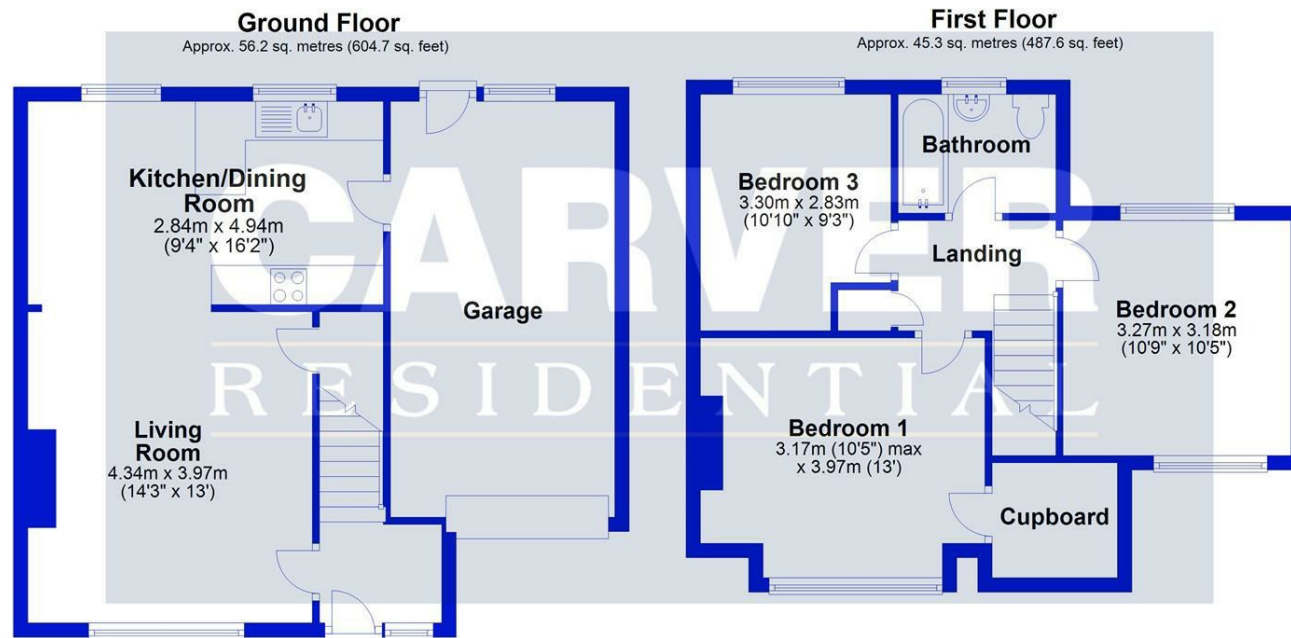
- Impressive home
- Spacious family living
- Open plan kitchen/diner
- Large rear garden., perfect for entertaining.
- Sought after village location
- Well presented throughout
- Driveway and garage

GENERAL INFORMATION:

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding C)

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		68
(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 area: approx. 101.5 sq. metres (1092.3 sq. feet)

For identification purposes only. Not to scale.
Plan produced using PlanUp.

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MAB 6202



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