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Carlbury Crescent
Darlington, DL3 9QW

Offers over £220,000

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

Situated in the desirable Carlbury Crescent in the prestigious West End of Darlington, this modern semi-detached house presents an excellent opportunity for families and professionals alike.

This competitively priced property offers a generously proportioned layout. Featuring a spacious living room, a separate dining room, and a well-appointed fitted kitchen. Complemented by a convenient utility room with outdoor access and a downstairs toilet. Set on a good-sized plot, the property also offers potential for extension, subject to the necessary planning permissions and consents.

Upstairs comprises of three generously sized bedrooms, perfect for accommodating family or guests, a modern walk-in shower room, and a separate WC.

Outside, the block-paved driveway offers parking for up to three vehicles, a single garage and side gated access enhancing the convenience of the property. The good sized rear garden mainly laid to lawn provides the ideal outdoor space for family and guests.

Located within walking distance to excellent, well-regarded schools, this home is perfectly positioned for families seeking quality education for their children. With no onward chain, this property is ready for you to move in and make it your own. Early viewing recommended.





- No onward chain
- Competitively priced
- Two reception rooms
- First floor shower room
- Single garage
- Well regarded West End location
- Larger style three bedroomed semi-detached property
- Fitted kitchen and handy utility room also having useful ground floor WC
- Block paved driveway allowing off road parking
- Property could easily be extended subject to planning permissions and consents.

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.

GENERAL INFORMATION

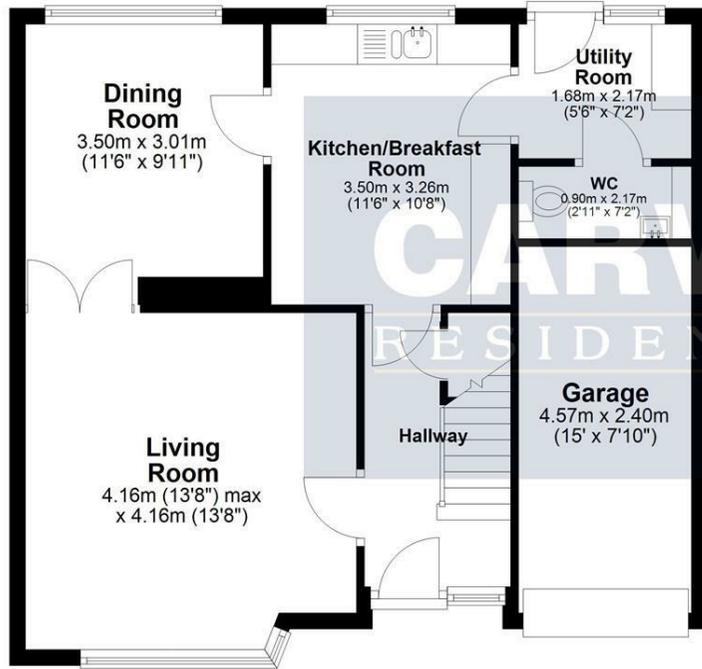
Tenure: Freehold

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

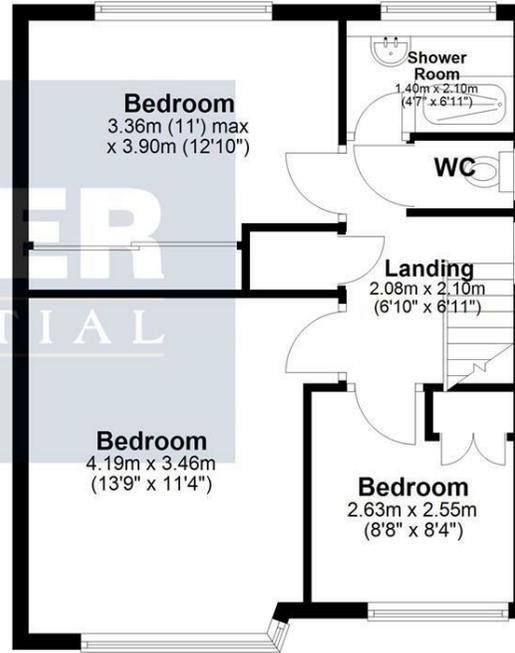
Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

Ground Floor
Approx. 63.3 sq. metres (681.1 sq. feet)



First Floor
Approx. 45.5 sq. metres (489.9 sq. feet)



Total area: approx. 108.8 sq. metres (1171.0 sq. feet)
31 Carlbury Crescent, Darlington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Area from EPC - sq ft

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MAB 6202



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