



A beautifully presented and extended five double bed roomed semi detached family home providing spacious, versatile and modern living accommodation benefitting from oil fired central heating and double glazing. The accommodation includes a reception hall, lovely open plan kitchen/dining room with French doors opening to the rear garden. The living room has a log burning stove and door to the side leading to a patio area. There is a ground floor double bedroom with en suite wet room. To the first floor there is a master bedroom with en suite shower room, guest bedroom with Juliette balcony with superb far reaching views, two further double bedrooms, study area and a family bathroom. The loft space is boarded with ladder access. Externally there is off road parking for several cars to the front. To the rear there is an enclosed landscaped garden with patio area adjoining a paddock which the vendor owns a 1/6th share of. The village of Dalton on Tees is situated just off the A167 and within easy reach of Darlington and Northallerton.





- Five bedroomed detached family home
- Master bedroom with en suite
- Guest bedroom with Juliette balcony
- 1/6th share of paddock behind the property (on a separate title)
- Off street parking for several cars
- Open plan kitchen/dining room
- Ground floor bedroom with en suite wet room
- Lovely far reaching views over countryside
- Oil fired central heating and double glazing

Buyers Identification Check(s)

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.

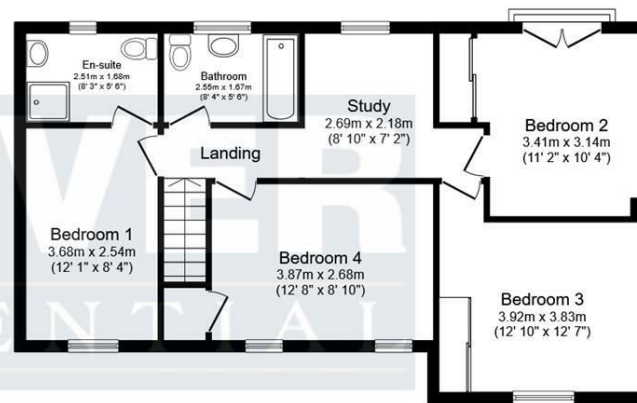
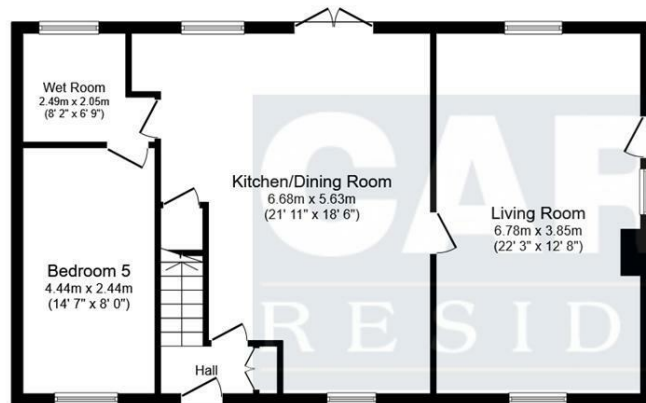
Tenure: Freehold

Services: Oil fired central heating, mains electric, water and drainage.

Double glazing

Local Authority: Richmondshire Band D

Note - The vendor owns a 1/6th share of the paddock that adjoins the rear garden (on a separate title) and will pass this share on to the buyer. Annual cost is £61.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		60
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total floor area: 149.7 sq.m. (1,611 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

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MAB 6202



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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