





A beautifully presented 3 BEDROOM semi-detached property ideally situated on this popular development within the Darlington Borough. Upon entering the entrance hallway, you are welcomed into a spacious open plan living and dining area, which is bathed in natural light thanks to the French doors that lead directly to the rear garden. This seamless connection to the outdoors creates a perfect setting for entertaining or simply enjoying a quiet evening at home. The fitted kitchen is equipped with a range of integrated appliances, ensuring that culinary enthusiasts will find it both functional and appealing. Additionally, a convenient ground-floor WC adds to the practicality of the layout. The principal bedroom is a true retreat, complete with a built-in wardrobe and an en-suite shower room/WC, providing a private sanctuary for relaxation. In addition there are two further bedrooms and a family bathroom/WC. Externally there is a driveway extending to the side of the property with enclosed gardens to the rear with patio, lawn and wood decked areas. The property is equipped with gas central heating to radiators with uPVC double glazing and the remaining balance of a builder's NHBC warranty. School Aycliffe is situated between Heighington and Newton Aycliffe and is within a short drive of nearby Darlington and the A1M.







- Large open plan living/dining room with French doors opening to rear garden
- Ground floor WC
- Two-car driveway
- Beautifully presented throughout
- Fitted kitchen
- En-suite shower room/WC
- Enclosed rear garden
- Popular location within Darlington Borough

#### **Agents Notes**

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band C

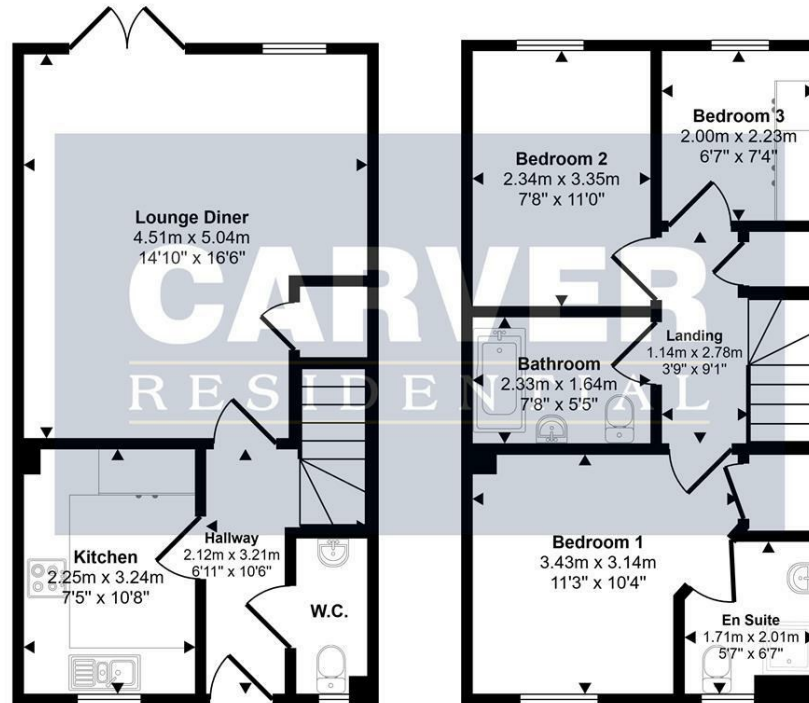
Local Authority:- Darlington Borough Council

We understand that there is a charge of approximately £17.00pcm to contribute towards communal areas on the development. Further details are available from the Agent.

#### **Buyer(s) 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.

Approx Gross Internal Area  
76 sq m / 816 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	84	
(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		
EU Directive 2002/91/EC		
England & Wales		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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MAB 6202



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