



CARVERS
SALES & LETTINGS

Granville Place
Darlington, DL3 0QH
Price £180,000

House - Semi-Detached



Situated within a popular residential location, just a short distance from Darlington town centre, this attractive three-bedroom semi-detached home enjoys a peaceful cul-de-sac position and offers well-proportioned accommodation ideal for modern living.

A welcoming wide entrance hallway creates an inviting first impression and leads through to a generous lounge, providing a comfortable space to relax and unwind. To the rear, the kitchen diner offers a sociable heart to the home, with French doors opening directly onto the garden, creating a lovely connection between indoor and outdoor living.

To the first floor are three well-proportioned bedrooms, including the main bedroom which benefits from fitted storage and its own en-suite shower room. A family bathroom completes the upstairs accommodation. There is also a useful loft space that can be accessed by the ladder creating additional storage.

Externally, the property benefits from off-street parking to the front, while convenient side access leads through to the garden.



- Ideal for first-time buyers or investors
- Off street parking for two
- Cul-de-sac location
- Enclosed rear garden
- Main bedroom with en-suite
- Modern home

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing.

Local Authority: Darlington Borough Council (Tax Banding C)

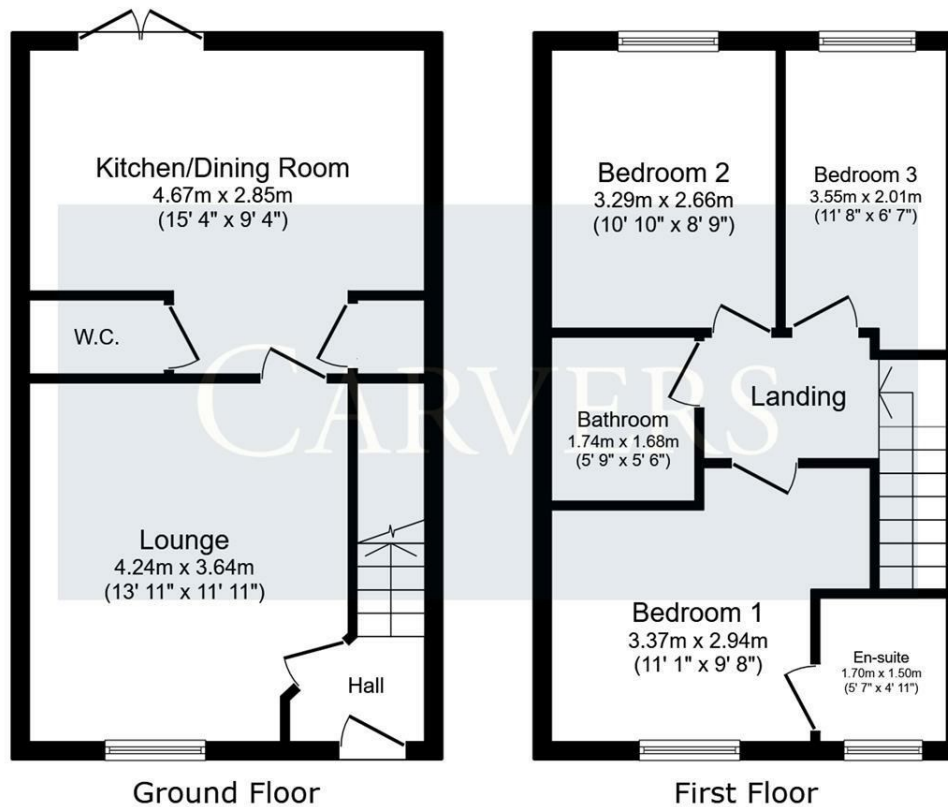
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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	82
	EU Directive 2002/91/EC	

Property size taken from EPC
850.00 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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