



**CARVERS**  
SALES & LETTINGS

Paradise Way  
Darlington, DL2 2GD  
Offers in the region of £190,000

House - Semi-Detached

-  3
-  2
-  2

Located within Paradise Way in Darlington, this modern semi-detached house presents an excellent opportunity for those seeking a comfortable and stylish home. With three well-proportioned bedrooms and two bathrooms, this property is designed to accommodate the needs of families and professionals alike.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and appealing, allowing for a seamless flow throughout the home. The property is offered for sale with no onward chain, making it an ideal choice for those looking to move in without delay.

Situated in a prime location, this residence boasts easy access to a variety of local amenities, ensuring that everything you need is just a stone's throw away. Whether you are a first-time buyer, a growing family, or someone looking to downsize, this home is ready for you to make it your own.

With its modern features and convenient location, with a covered carport and garage and mature gardens early viewing will impress.



- No onward chain
- Ready to move into
- Sought after location
- Three good sized bedrooms
- Mature established gardens and garage.
- Competitively priced
- Impressive modern property
- Well placed for ease of access to a range of amenities.
- En-suite off master bedroom
- Ground floor cloaks/wc and fitted kitchen with intergrated appliances

### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darling Borough Council Banding C)

### Buyers Identification Checks

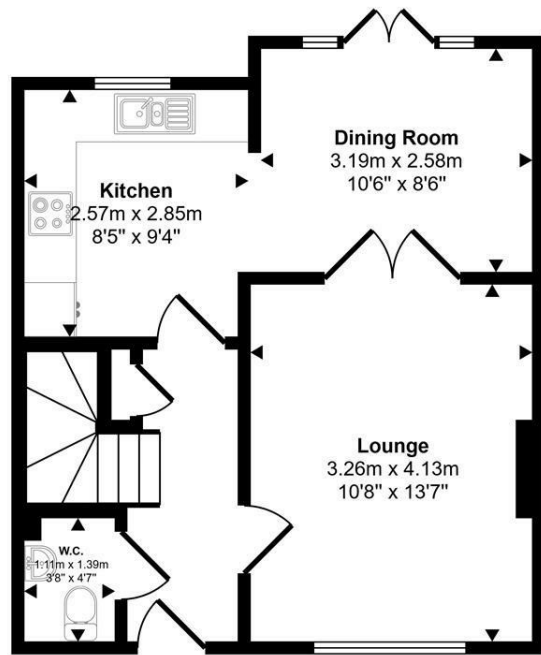
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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.

### Property Size

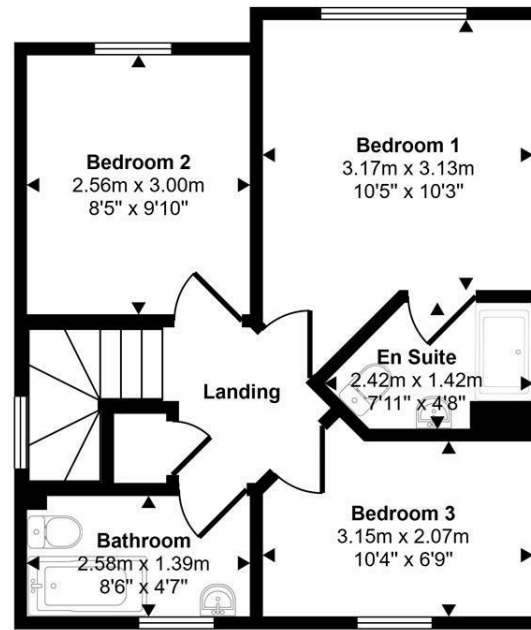
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory, garage)



Approx Gross Internal Area  
79 sq m / 848 sq ft



Ground Floor  
Approx 39 sq m / 422 sq ft



First Floor  
Approx 39 sq m / 425 sq ft

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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