



# CARVERS

SALES & LETTINGS

Garthorne Avenue

Darlington, DL3 9XL

Price £185,000

House - Semi-Detached



Nestled on Garthorne Avenue in the sought-after west end of Darlington, this modern semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home.

The bungalow boasts two well-proportioned bedrooms, each equipped with fitted wardrobes, ensuring ample storage space. Also having a modern shower room with a WC, providing practicality for everyone.

The fitted kitchen is designed for functionality, and the living/dining room offers a welcoming atmosphere, seamlessly flowing into a conservatory that invites natural light and provides a lovely space to enjoy the garden views.

Outside, the property features a generous block-paved driveway that accommodates parking for several vehicles, along with a garage for additional storage or for a vehicle.

Situated in a desirable area, this bungalow is conveniently located near local shopping facilities, making daily errands a breeze. With its appealing features and prime location, this property is sure to attract interest from those looking for a delightful home in Darlington.



- No onward chain
- Walking distance to Mowden Shopping facilities
- Good sized conservatory
- Suited to a variety of buyers
- Popular West End location
- Large living room
- Large block paved driveway leading to garage
- Bungalows in the West End are always in demand

### 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.

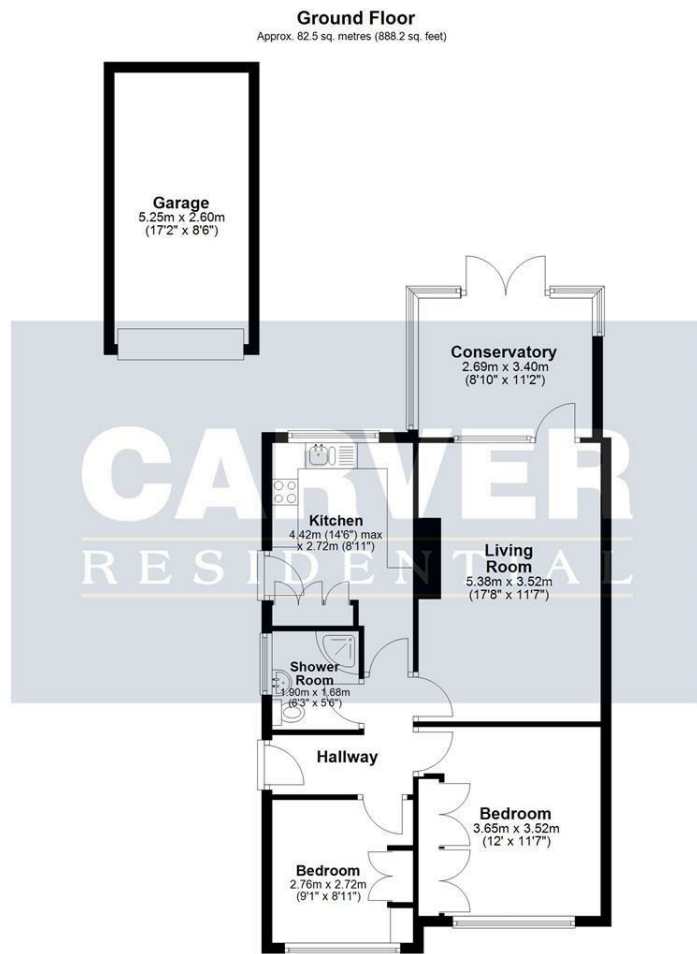
Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

### 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 a conservatory and/or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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

Property size taken from EPC  
539.00 sq ft

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