CARVERS

SALES & LETTINGS

Orchard Road

Darlington, DL3 6HS

Offers in the region of £210,000

House - Terraced

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A beautifully presented and extensively refurbished period mid-terraced home, this stunning property on Orchard Road effortlessly blends character features with modern living, creating an ideal home for a wide range of buyers.

Retaining much of its original charm, the property boasts a welcoming lounge to the front, complete with an attractive bay window and feature fireplace, providing a warm and inviting living space. To the rear, a separate dining room offers further character with its own fireplace and French doors opening out to the yard, perfect for both everyday living and entertaining. The kitchen has been stylishly refitted, offering a contemporary finish with a practical layout.

To the first floor, there are three fabulous well-proportioned bedrooms along with a beautifully refitted family bathroom, finished to a high standard.

A further useful attic room is accessed via a permanent staircase, offering excellent additional space, ideal for a home office, hobby room or occasional use (please note there is no planning permission in place).

Externally, the property benefits from a very pleasant enclosed yard to the rear, providing a low-maintenance outdoor space.

- Beautifully refurbished extensively improved period property
- Fabulous lounge with fireplace and bay
- Beautifully styled refitted kitchen
- Useful attic room accessed via a permanent staircase
- Effortlessly blending character and charm with modern living
- Lovely dining room with French Doors to the rear
- Three lovely bedrooms and refitted bathroom
- Lovely yard to the rear forecourt front garden

GENERAL INFORMATION:

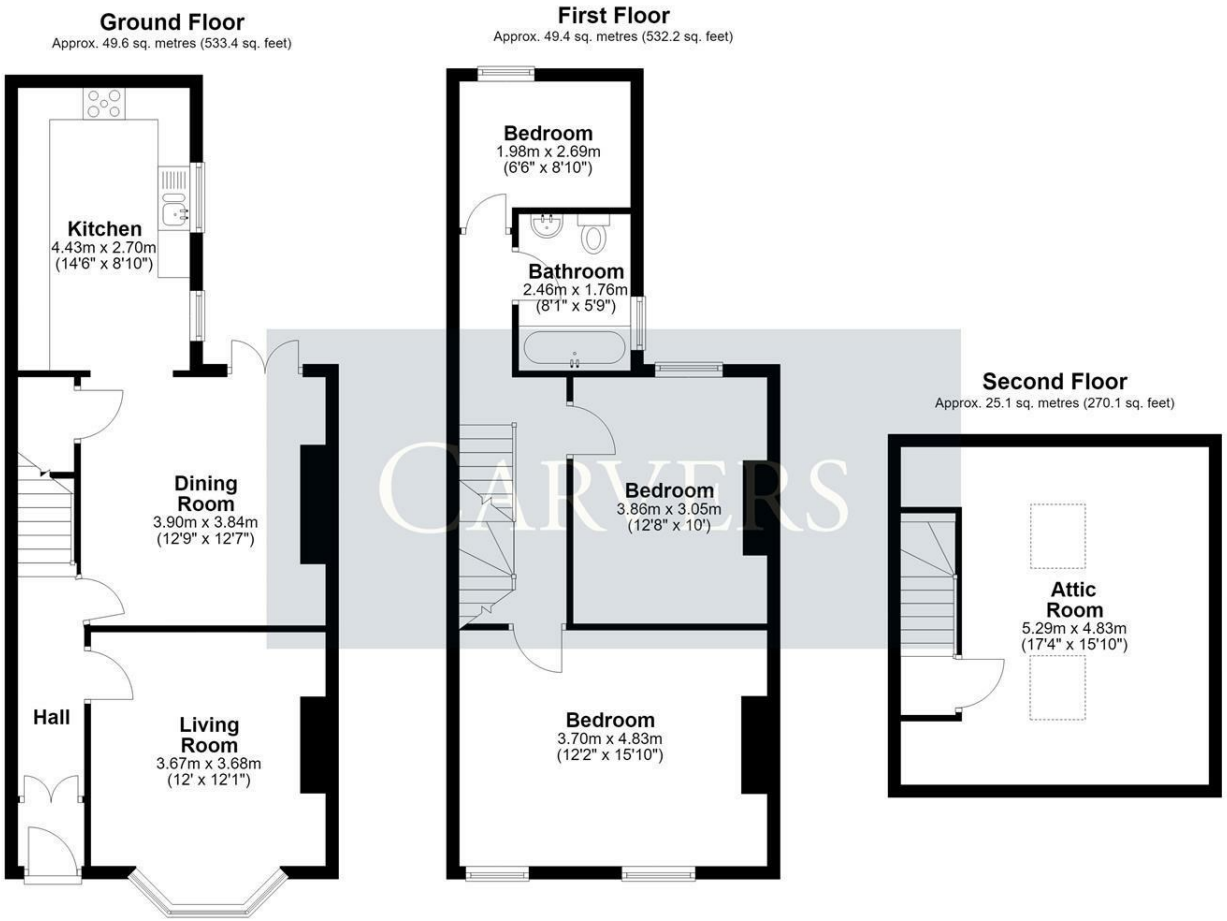
Tenure: Freehold
Services: gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding B)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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.

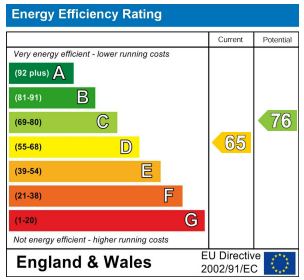
Property Size

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. this may potentially exclude e.g a conservatory and/or garage)



Total area: approx. 124.1 sq. metres (1335.7 sq. feet)

11 Orchard Road, Darlington



Property size taken from EPC
1334.00 sq ft

The Property Ombudsman RICS naea propertymark PROTECTED arla propertymark PROTECTED Ethical Agent Network

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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