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Stonehaven Way  
Darlington, DL1 3RG

**Offers in the region of £142,500**

House - Semi-Detached  
2 Bedroom/s  
1 Bathroom/s

Situated in a popular residential area close to a range of local shops, amenities and transport links, this semi-detached house offers well proportioned accommodation ideal for a first time buyer or property investor.

In brief the property comprises on the ground floor; entrance porch, good size lounge with fireplace and UPVC double glazed French Doors leading to the garden, separate dining room and a kitchen fitted with a range of floor and wall units. To the first floor there are two bedrooms and a bathroom/w.c. Externally there is a low maintenance forecourt garden to the front and a lawned garden to the rear with patio areas.

There is also a garage situated in an adjacent block to the rear of the house.





- Located close to local shops and amenities
- Well proportioned semi-detached house
- Lounge with fireplace and French Doors to the garden
- Separate dining room and refitted kitchen
- Two bedrooms and bathroom upstairs
- Gardens front and rear, lawned rear with patio
- Garage in an adjacent block to the rear

#### **GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

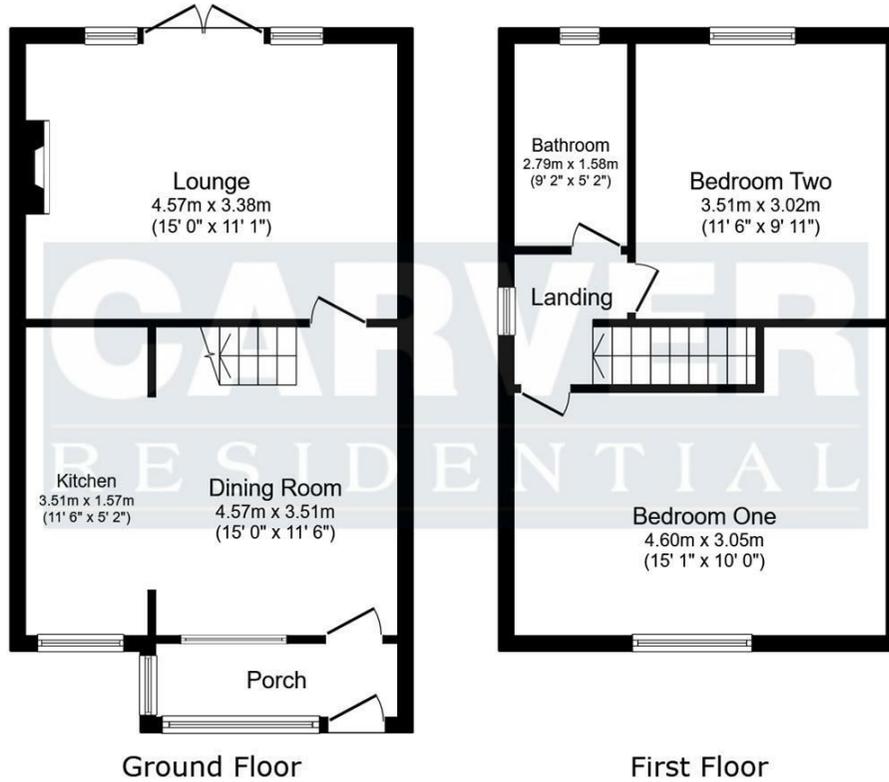
Local Authority: Darlington Borough Council (Tax Banding B)

#### **Buyers Identification Checks**

Should a purchaser(s) have an offer accepted on a property marketed by 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. 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>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

Floor Area from EPC - 667.00 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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