



CARVERS

SALES & LETTINGS

The Lanes

Darlington, DL2 2BF

Offers in the region of £155,000

House - Semi-Detached



Located in the sought-after area of The Lanes, Darlington, this impressive modern three-bedroom semi-detached house offers a perfect blend of modern living and convenience. Situated within a popular development in the South Park area, residents will enjoy easy access to local schools, shops, and the train station, as well as major road links for effortless commuting.

Upon entering the property, you are greeted by a welcoming hallway that leads to a spacious living room, ideal for relaxation and entertaining. The fitted kitchen/diner is a delightful space, perfect for family meals and gatherings. The ground floor also features a convenient cloakroom/WC, enhancing the practicality of the home.

The first floor comprises two well-proportioned bedrooms, complemented by a family bathroom/WC. Ascending to the second floor, you will find the master bedroom, which boasts an en-suite bathroom/WC, providing a private sanctuary for the homeowner.

Externally, the property benefits from mature, established gardens that offer a tranquil outdoor space for leisure and enjoyment. Additionally, there is a drive and garage, providing ample parking and storage solutions.

This modern semi-detached house is an excellent opportunity for families or professionals seeking a comfortable and stylish home in a desirable location. With its thoughtful design and convenient amenities, it is sure to appeal to a wide range of buyers.



- THREE BEDROOMED SEMI-DETACHED PROPERTY
- THREE STORIED PROPERTY
- MATURE, ESTABLISHED GARDENS
- WALKING DISTANCE TO THE SOUTH PARK
- COUNCIL TAX BAND B
- FLEXIBLE LIVING SPACE
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM/WC
- POPULAR DEVELOPMENT
- DRIVEWAY AND GARAGE

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

Green Levy Charge: Approximately £100.00 per annum.

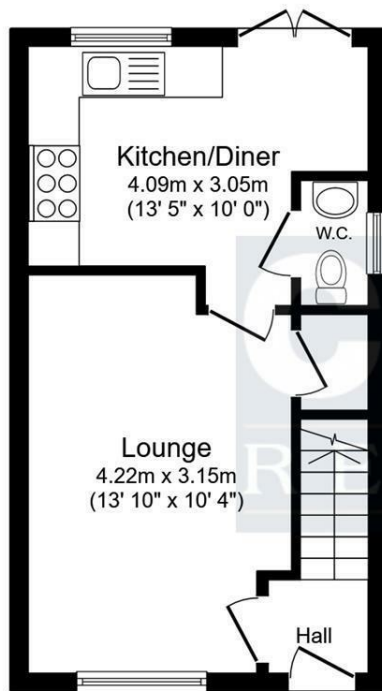
Buyers Identification Checks

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.

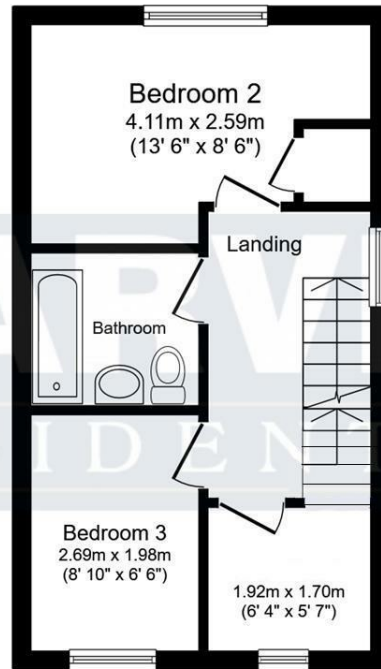
Property Size

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)

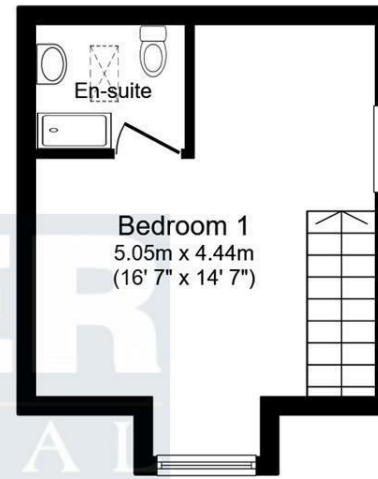




Ground Floor
Floor area 29.5 sq.m. (317 sq.ft.)



First Floor
Floor area 29.5 sq.m. (317 sq.ft.)



Second Floor
Floor area 18.4 sq.m. (198 sq.ft.)

Total floor area: 77.4 sq.m. (833 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

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) A			90
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

Property size taken from EPC
818.00 sq ft

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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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