

CARVERS

SALES & LETTINGS

Sandriggs

Darlington, DL3 0TP

Offers over £125,000

House - Semi-Detached

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Welcome to Sandriggs, Darlington, a superb location, close to Cockerton and the handy shops of West Park. This delightful semi-detached house presents an excellent opportunity for those looking to get into the market or downsizers seeking a comfortable, inviting home. The property boasts two well-proportioned bedrooms, making it ideal for first time buyers, small families, couples, or investors looking to increase their portfolio.

Upon entering, you will find a warm and welcoming reception room that serves as a perfect space for relaxation after a hard day. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. To the rear quite a spacious utility room, with the family bathroom located at the top of the stairs,.

One of the standout features of this property is the parking provision, which accommodates up to two vehicles. This is a significant advantage in today's busy world, providing peace of mind and convenience for residents and their visitors alike.

The location in Sandriggs offers a pleasant community atmosphere, with local amenities and transport links within easy reach. This makes it an attractive option for those who appreciate both tranquility and accessibility.

In summary, this semi-detached house in Sandriggs, Darlington, is a wonderful opportunity for anyone looking to settle in a friendly neighborhood. With its two bedrooms, inviting reception room, and parking for two vehicles, it is a property that combines comfort and practicality in a desirable location.









- Superb entry level home
- Close to amenities and transport links
- Large utility room
- Private patio garden
- Popular Sandriggs location
- 2 spacious bedrooms
- Off street parking for 2 vehicles



GENERAL INFORMATION:

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

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 e.g a conservatory and/or garage)

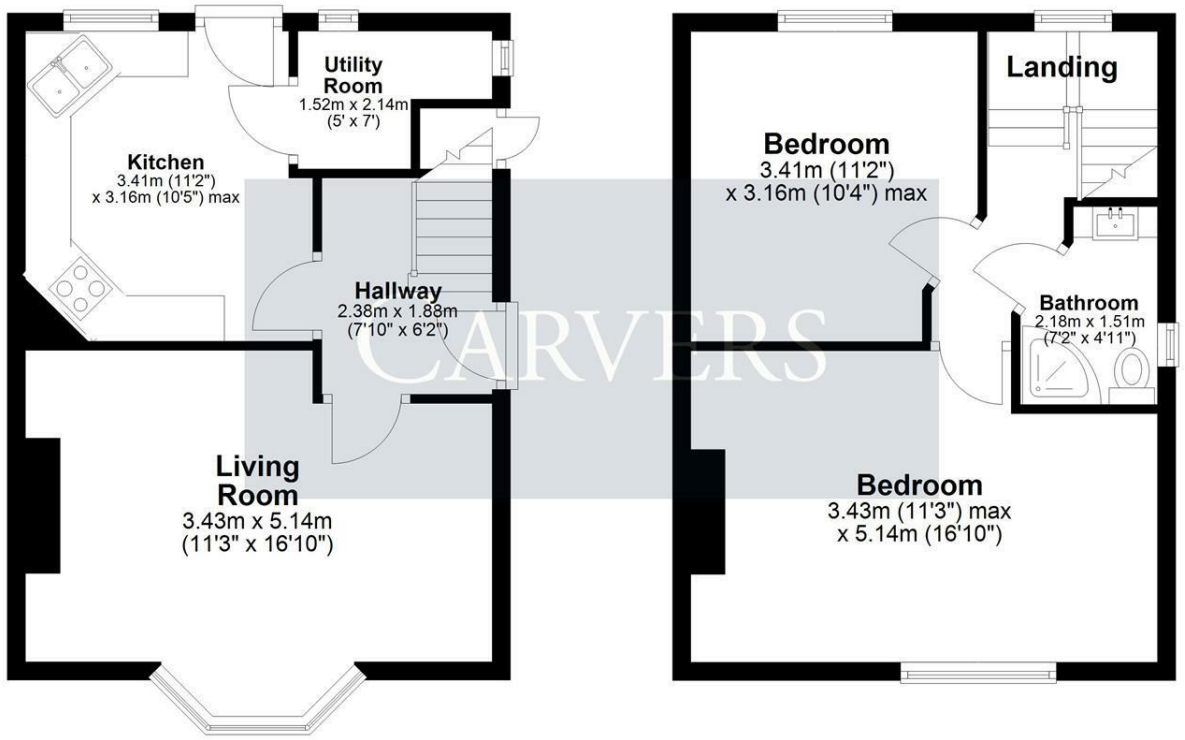


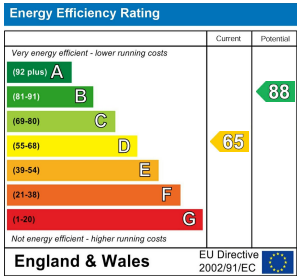




Ground Floor
Approx. 37.5 sq. metres (403.3 sq. feet)

First Floor
Approx. 35.7 sq. metres (384.0 sq. feet)





Property size taken from EPC
785.00 sq ft

Total area: approx. 73.1 sq. metres (787.3 sq. feet)

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