



CARVERS
SALES & LETTINGS

Balaguer Grove
Darlington, DL2 2WG
£825 Per calendar month

House - Semi-Detached

-  2
-  1
-  1

AVAILABLE 01ST MAY. Situated in the delightful Balaguer Grove, Darlington, this exquisite new build semi-detached house presents an exceptional opportunity for those seeking a modern and inviting home. Having never been lived in, this property offers a pristine canvas for you to create lasting memories.

Upon entering, you are greeted by a welcoming hallway that leads to a cosy reception room, ideal for both relaxation and entertaining guests. The well-fitted kitchen seamlessly connects to the living area, where double doors open to the enclosed rear garden, providing a perfect space for outdoor enjoyment.

The first floor features two generously sized double bedrooms, offering ample space for a small family or visiting friends. The modern bathroom adds a touch of elegance, ensuring comfort and convenience for all residents. Additionally, a ground floor WC enhances the practicality of this lovely home.

The property is complemented by a double-width driveway at the front, providing convenient off-street parking, while the enclosed rear garden offers a private retreat for outdoor activities or simply unwinding after a long day.


Balaguer Grove is a charming location that combines the tranquillity of suburban living with easy access to local amenities. This semi-detached house is not just a property; it is a place where you can truly feel at home. Don't miss the chance to be the first to enjoy all that this beautiful residence has to offer.

Council Tax: D

EPC: B





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



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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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