CARVERS

SALES & LETTINGS

Stonedale Crescent

Darlington, DL3 7BG

Offers in the region of £235,000

House - Semi-Detached

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Occupying a very pleasant cul-de-sac location in the heart of Darlington's West End, this is a traditional style semi-detached house occupying a generous plot with low maintenance front and rear gardens.

In need of some cosmetic updating and improvement the property offers accommodation which briefly comprises on the ground floor; entrance porch, entrance hallway, lounge with fireplace and bay window, dining room with fireplace and sliding UPVC double glazed patio doors leading to the rear. There is also a kitchen fitted with a range of floor and wall units. To the first floor there are three bedrooms, the master with a bay window, a bathroom and a separate w.c. Gardens to the front and to the rear, and a driveway for car parking.

This is a superb opportunity for a wide range of buyers, particularly those looking to modernise and add value, with the benefit of a highly regarded residential location close to well-regarded schools, local amenities, and excellent transport links.

- Pleasant cul-de-sac location in Darlington's West End
- Lounge with bay window and separate dining room
- Good size plot with low maintenance gardens
- Close to schools, shops and transport links
- Three bedrooms bathroom and separate w.c.
- Some cosmetic updating required

GENERAL INFORMATION:

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

Buyers Identification Checks

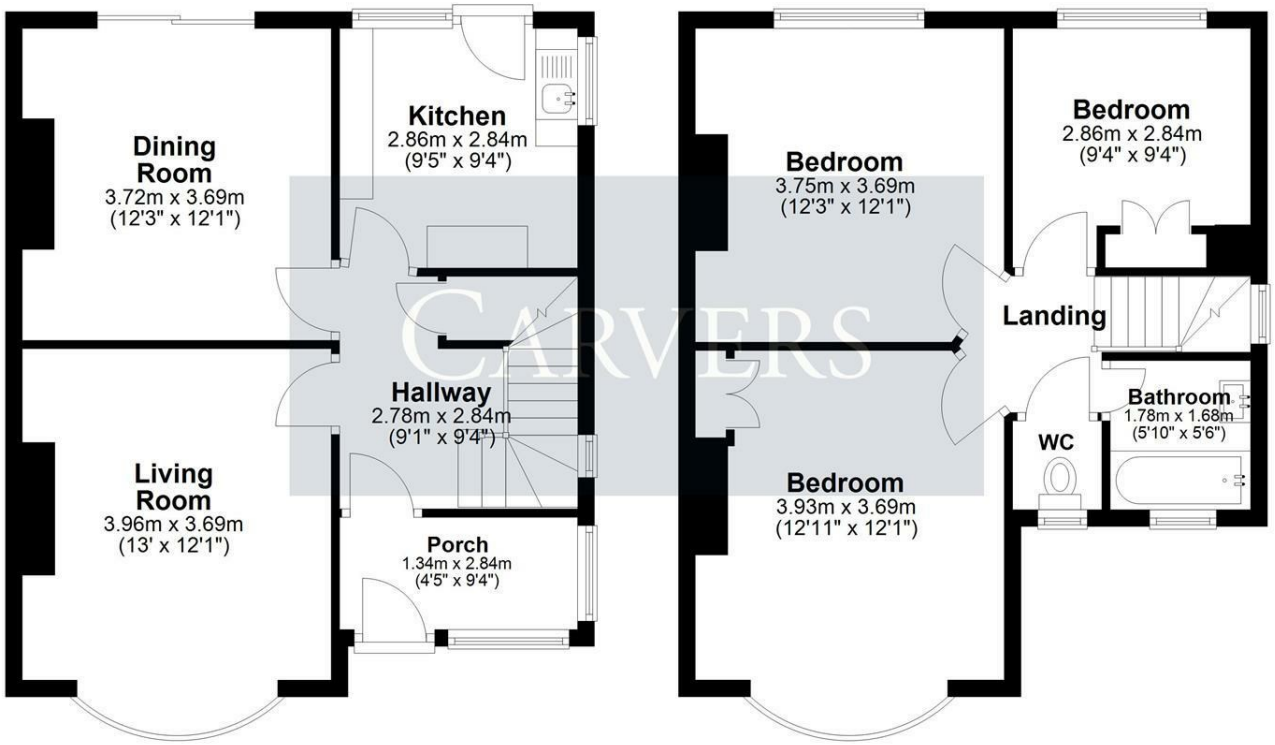
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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.

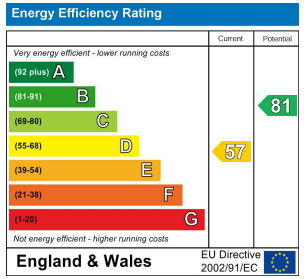
Property Size

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)

Ground Floor
Approx. 50.2 sq. metres (540.6 sq. feet)

First Floor
Approx. 46.0 sq. metres (495.2 sq. feet)





Property size taken from EPC sq ft

Total area: approx. 96.2 sq. metres (1035.8 sq. feet)

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Your home may be repossessed if you do not keep up repayments on your mortgage.
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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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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