



CARVERS
SALES & LETTINGS

Cottage Mews
Darlington, DL1 2FX
Price £180,000

House - End Terrace



You would be forgiven for not knowing where this location is, an absolutely beautiful hidden gem of a street in the heart of Haughton Village, tucked away behind the wonderful St Andrews Church! Hidden behind the bordering trees and creating a private hide-away, welcome to the charming area of Cottage Mews, Haughton Village in Darlington.

This delightful end terrace house presents in my opinion would be the pick of the plots here and offers excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this home offers ample space for comfortable living. The property boasts two inviting reception rooms, a formal lounge to the front with a Kitchen/diner to the rear, perfect for entertaining guests or enjoying quiet evenings with family. Take a look at that outdoor seating, just imagine a BBQ with your friends!

The layout of the house is both practical and appealing, providing a warm and welcoming atmosphere throughout. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in this area. This feature adds significant convenience for families with multiple cars or for those who enjoy hosting visitors.

Cottage Mews is a lovely location, offering a blend of tranquillity and accessibility. Residents can enjoy the benefits of nearby amenities, including shops, schools, and parks, making it an ideal choice for those seeking a balanced lifestyle.

In summary, this end terrace house in Cottage Mews with NO ONWARD CHAIN, is a wonderful opportunity for anyone looking to settle in a friendly community. With its spacious living areas, ample parking, and convenient location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming property your new home.



- Beautiful tree lined private location
- End terrace with extra space
- Formal lounge
- Kitchen diner
- Stunning outdoor patio garden with multiple seating areas
- Private rear garden
- Extra land to the rear, providing extra parking
- Village location with all amenities close by
- NO ONWARD CHAIN

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

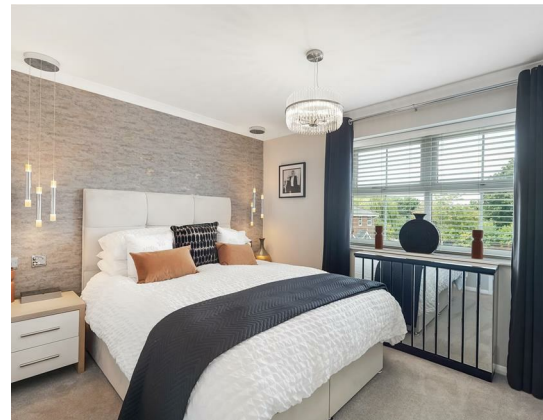
Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

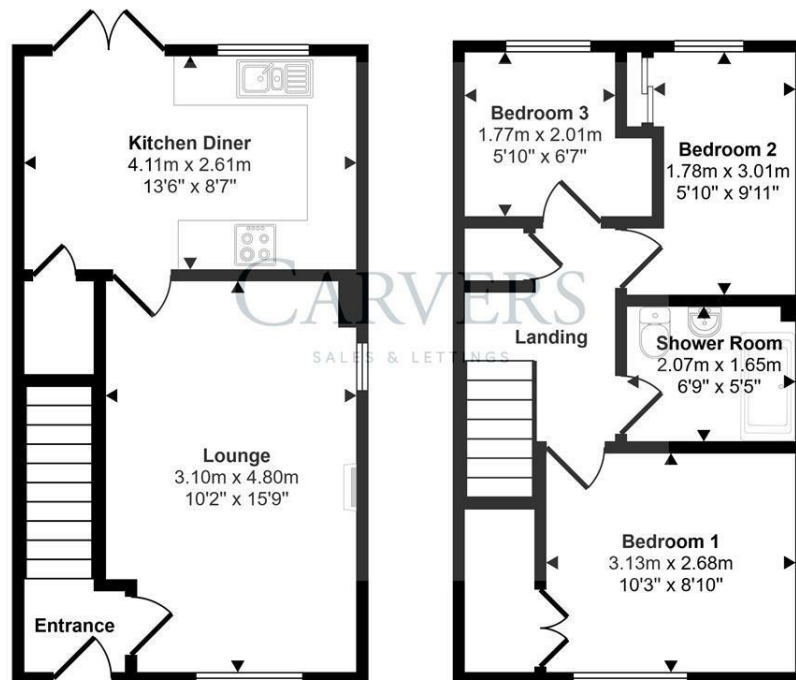
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity,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



Approx Gross Internal Area
62 sq m / 668 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		73
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Searching 1,000s of mortgages
 Access to 12,000+ products from 90+ lenders across the UK.
 Call: 01325 370341 Visit: Any of our offices
 Web: mortgageadvicebureau.com/carvers

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.

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.