



CARVERS
SALES & LETTINGS

Orchard Road
Darlington, DL3 6HR
Price £180,000

House - Semi-Detached



Situated within this well-established and sought-after residential area, this attractive three-bedroom period mid-terraced home on Orchard Road offers a wonderful blend of character and practicality, making it ideal for a range of buyers.

The property retains a number of charming original features synonymous with its era, complemented by well-proportioned accommodation throughout. To the ground floor, there is a welcoming entrance hallway leading to a spacious lounge with a fireplace and a bay window allowing for plenty of natural light, along with a separate large dining room also with a fireplace perfect for both everyday living and entertaining. The good size kitchen is positioned to the rear of the house and provides access to the enclosed yard.

To the first floor, there are three bedrooms, including two generous doubles and a further single bedroom which could also serve as a home office or nursery. A family bathroom completes the accommodation.

Externally, the property benefits from a forecourt front garden and an enclosed rear yard, offering a low-maintenance outdoor space.

Conveniently located for local amenities, including the hospital, schooling and transport links, this property presents an excellent opportunity for first-time buyers, investors, or those looking to put their own stamp on a character home.



- Larger mid terraced period property
- Good size kitchen
- Forecourt front garden and enclosed yard to the rear
- Two large reception room with fireplaces
- Three bedrooms two doubles and a single
- Very conveniently located

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

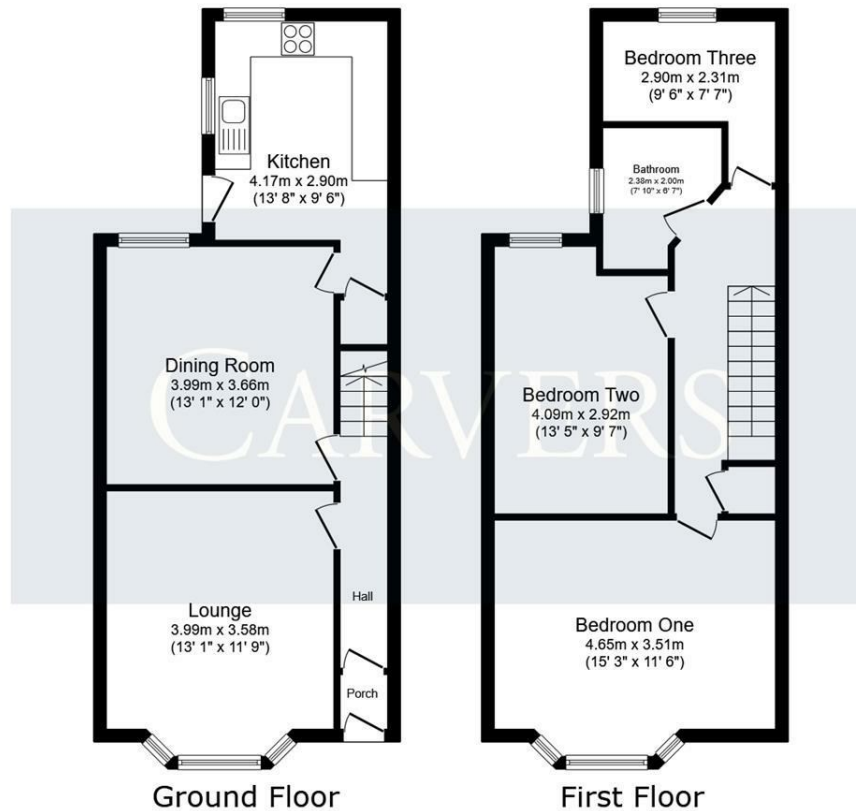
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Property Size

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)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
1130.00 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

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