



**CARVERS**  
SALES & LETTINGS

Browdie Road  
Darlington, DL2 2WQ  
Price £190,000

House - Semi-Detached

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Be quick and snap up this beauty on Browdie Road Darlington!!

This fantastic semi-detached home would make the perfect purchase for First time buyers, young professionals and downsizers offering both comfort and convenience and ready to move straight in and enjoy. Spanning an impressive 1,097 square feet, the property boasts a spacious reception room to the rear overlooking the recently improved low maintenance Private garden, a great space for entertaining family and friends. The well-appointed modern kitchen is spacious enough to double as kitchen/diner providing a functional space for culinary pursuits, while the three inviting bedrooms ensure ample room for family or guests.

With two modern bathrooms, one being ensuite to the master bedroom and a further W/C on the ground floor. morning routines will be a breeze, for a busy household. The property also includes parking for two vehicles, a valuable asset in this sought-after area.

This home offers a warm and welcoming atmosphere making you feel right at home and the surrounding neighbourhood has a friendly community vibe with accessibility to local amenities and transport routes, an excellent choice for families and professionals alike

So if you're looking to settle in a fantastic home, ready to go with nothing to do, this property on Browdie Road presents a wonderful opportunity in a desirable location. Do not miss the chance to make this charming house your new 'home'!



- Neat as a pin, ready to move in
- 3 bedroom semi-detached family home
- Reception room to the rear over looking garden
- Low maintenance garden
- Kitchen / Diner
- Family bathroom and downstairs W/C
- Master bedroom with ensuite
- 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 C)

**Buyers Identification Checks**

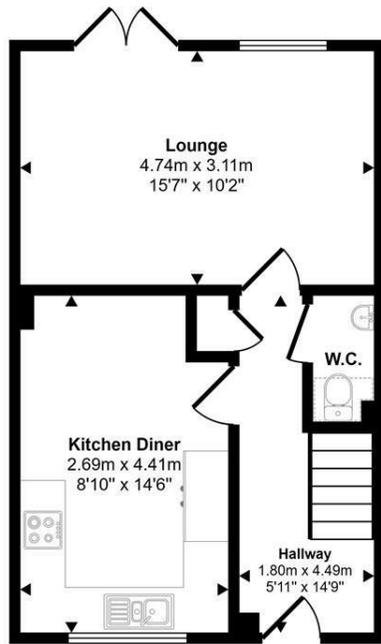
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify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

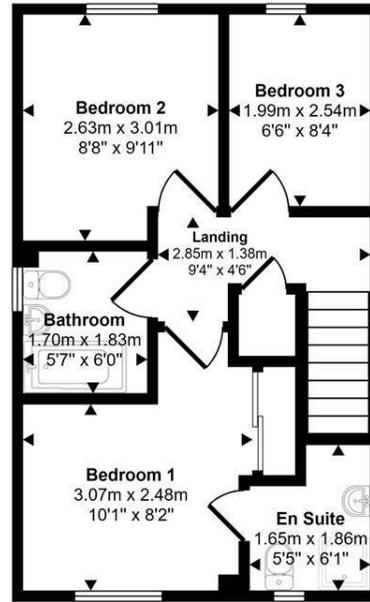
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



Approx Gross Internal Area  
72 sq m / 774 sq ft



Ground Floor  
Approx 36 sq m / 386 sq ft



First Floor  
Approx 36 sq m / 388 sq ft

Denotes head height below 1.5m

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		100
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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