CARVERS

SALES & LETTINGS

Woodside Drive

Darlington, DL3 8ES

Offers in the region of £365,000

House - Semi-Detached

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A stunning extended five-bedroom traditional semi-detached home, beautifully combining character features with generous modern living space, pleasantly situated within a quiet cul-de-sac on the ever-popular Woodside Road which is situated in the heart of Darlington's West End

This impressive property retains a wealth of original charm, including attractive fireplaces, period flooring, bay windows and elegant cornice work, all of which add to its warm and inviting feel. The ground floor offers two spacious and well-proportioned reception rooms, ideal for both relaxing and entertaining, along with a superb large kitchen/breakfast room that provides the perfect hub for family life. There is also a separate w.c.

To the first floor are five bedrooms, one bedroom benefiting from its own en-suite facilities and one bedroom used as a dressing room. A stylish family bathroom serves the remaining bedrooms.

Externally, the property enjoys a peaceful setting within this tucked-away cul-de-sac location, making it particularly appealing for families seeking both space and privacy. There is a private, lawned rear garden a garage and a driveway.

A rare opportunity to acquire a substantial and characterful family home in a highly desirable location.

- Stunning extended family home
- Excellent cul de sac location in the heart of Darlington's West End
- Lovely refitted family bathroom
- Larger kitchen/breakfast room
- Retaining a whole host of elegant period features
- Five bedrooms one with an en-suite
- Two fabulous large reception rooms

GENERAL INFORMATION:

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

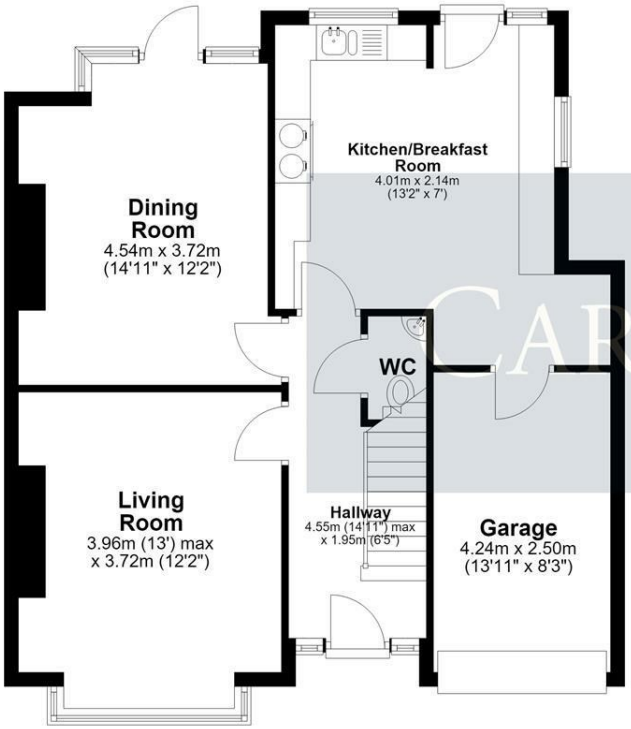
Buyers Identification Checks

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.

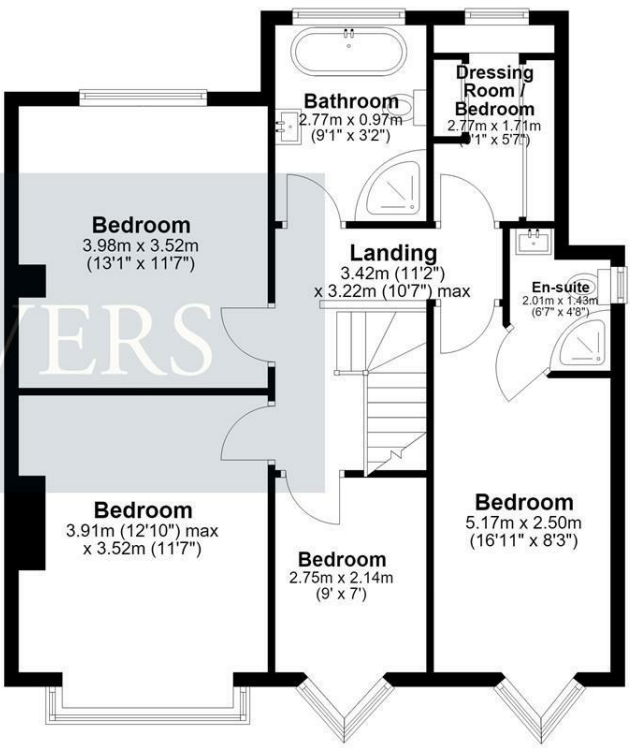
Property Size

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)

Ground Floor
Approx. 71.5 sq. metres (769.9 sq. feet)



First Floor
Approx. 67.8 sq. metres (729.6 sq. feet)



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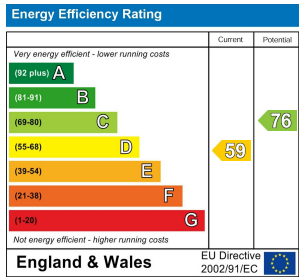
Total area: approx. 139.3 sq. metres (1499.5 sq. feet)

6 Woodside Drive, Darlington



Property size taken from EPC sq ft

The Property Ombudsman RICS naea propertymark PROTECTED arla propertymark PROTECTED Ethical Agent Network

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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