

CARVERS

SALES & LETTINGS

Nairn Close

Darlington, DL1 3RH

Price £140,000

Bungalow - Semi Detached

1

2

1

Situated within a pleasant cul-de-sac in the Whinfield area of Darlington, this appealing semi-detached bungalow offers an excellent opportunity for those looking to downsize or for a single occupant seeking comfortable, easy-to-manage accommodation.

The property offers a well-proportioned layout, including a welcoming living room with dining area, providing a lovely space to relax and entertain. The kitchen is conveniently positioned off the living area, while a separate dining room offers additional versatility and could also lend itself to a variety of alternative uses. There is also a good-sized bedroom and a wet room.

Externally, the property occupies a generous corner plot, offering a particularly appealing outdoor space, together with the convenience of driveway parking and a garage.

Located in the popular Whinfield area of Darlington, this bungalow combines a convenient setting with practical accommodation and excellent potential to make a comfortable home. An appealing opportunity for buyers looking for single-storey living in a well-established residential location.









- Whinfield area of Darlington
- Garage and parking
- Recently fitted kitchen
- Generous corner plot
- 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 A)

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

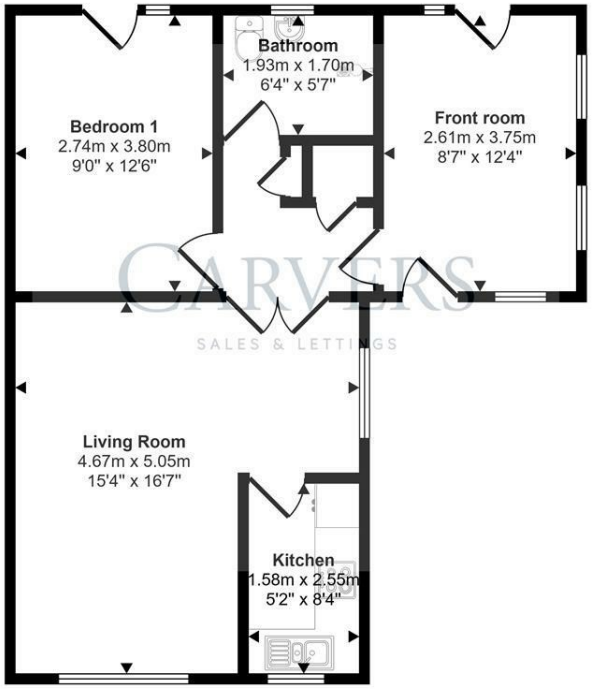
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)





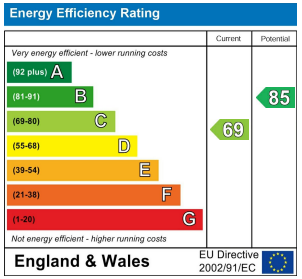


Approx Gross Internal Area
53 sq m / 574 sq ft



Floorplan

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.



Property size taken from EPC
559.00 sq ft

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
Mortgage Advice Bureau
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.

14 Duke Street, Darlington, County Durham, DL3 7AA 01325 357807 sales@carversproperty.co.uk