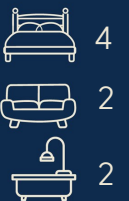




CARVERS
SALES & LETTINGS

Elton Parade
Darlington, DL3 8PQ
Price £400,000

House - End Terrace



Elton Parade, Darlington, you'll need to be quick, homes on this road don't come around too often!

This beautiful end of terrace house has undergone a full make over prior to hitting the market, offering a perfect blend of comfort and space for modern family living. Spanning an impressive 1,442 square feet, the property boasts a HUGE reception room, which could easily become two rooms if needed, ideal for family relaxation. A brand new kitchen / diner has been fitted, becoming the heart of the home. This leads out to the sunny new patio area and private rear garden ideal for the kids to enjoy, or when your friends and family come for a BBQ to check out your new 'home'.

With four well-proportioned bedrooms, there is ample room for family members or guests, each with their own private space. One of the bedrooms comes complete with ensuite whilst the bedroom to the rear is easily big enough should you want to make it the master room and install a 2nd ensuite! Currently, a family bathroom, an ensuite and a downstairs cloakroom/utility provide convenience and ease during busy mornings, making daily routines a breeze.

The exterior of the property features off street parking for multiple vehicles, as well as a large single garage to the rear; a valuable asset in today's busy world. This home is not just a place to live, it's an address of distinction in Darlington's most sought after area. Truly it is a home where you can create lasting memories with loved ones.

Elton Parade is a stunning popular location, offering a friendly community atmosphere whilst still being conveniently close to local amenities, superb highly regarded schools, a short walk to Darlington's town centre and transport links. This property is a wonderful opportunity for those seeking a spacious family home in a desirable area. Do not miss the chance to make this house your new home.



- Elton Parade.... A highly regarded street in Darlington's West End
- Large living spaces
- Brand new kitchen / diner
- Family bathroom, ensuite and downstairs W/C
- Off street parking
- 4 bedrooms
- Recently renovated
- Beautiful NEW back garden, laid to lawn and patio
- Single garage to the rear
- Excellent location, close to amenities and schools etc

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

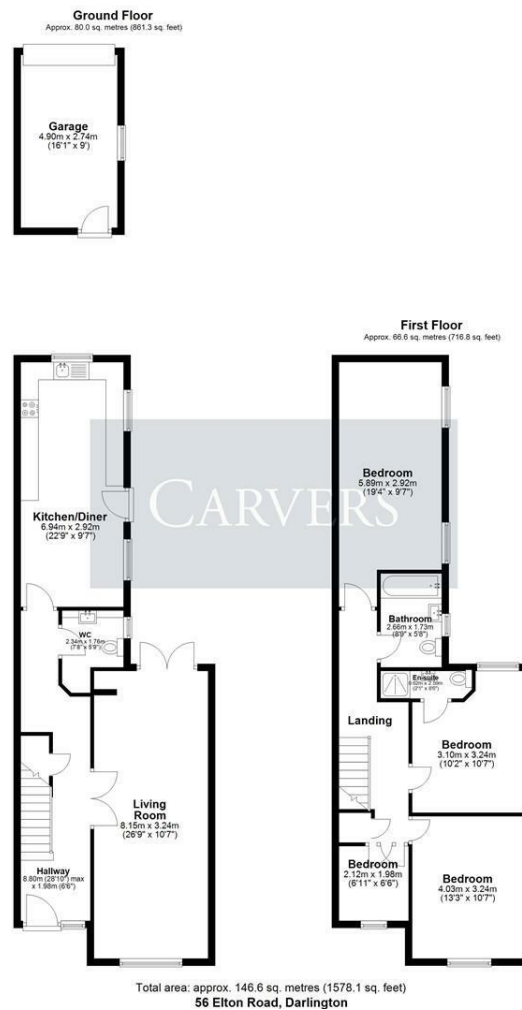
Buyers Identification Checks

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 e.g. a conservatory and/or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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
1442.00 sq ft

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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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