



**CARVERS**  
SALES & LETTINGS

Southend Avenue  
Darlington, DL3 7HL  
Price £425,000

House - Townhouse



Townhouse living at it's finest, in one of Darlington's best known and most popular locations! Welcome to the charming tree lined Southend Avenue, which fronts on to and overlooks "Crocus Walk" literally in Darlington's town centre!

This is one of the most impressive townhouses you will find, with elegant generous lounge rooms, formal dining room and a large entrance hallway with stunning wrap around staircase filled with fireplaces and architectural features throughout, right on the fringe of the town centre and all the conveniences that it offers.

Spanning an expansive 2,228 square feet, the property boasts an inviting Victorian layout with three well-appointed reception rooms, one of which leads out to a private patio oasis, providing space for relaxation as well as entertaining and impressing guests and visiting family.

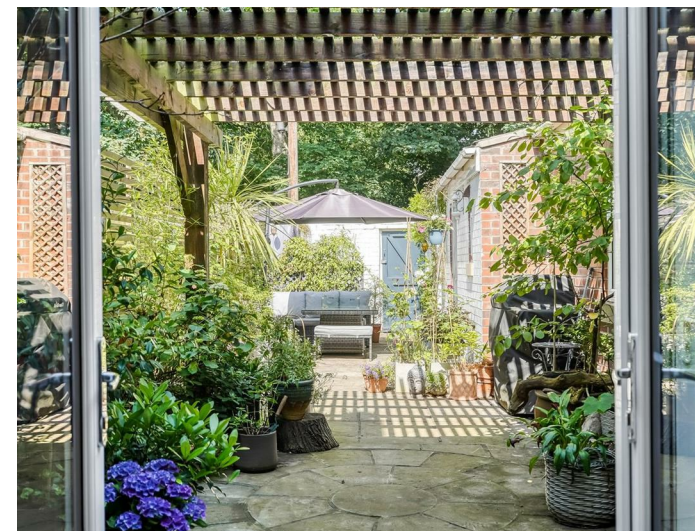
With six bedrooms, this home is perfect for larger families or those who desire extra space for guests or a home office. The two bathrooms ensure convenience for all with a further W/C on the ground floor, making morning routines a breeze.

The property also features off street parking with a large (not quite a double) single garage to the rear, with further residents only parking zones on street to the front, adding to the practicality of this delightful home.

Southend Avenue is a sought-after location, known for its friendly community and of course proximity to local amenities, fantastic schools, and parks, not to mention the famous Darlington railway station a short walk away, making it an excellent choice for families, professionals and commuters.

This amazing townhouse presents a wonderful opportunity for those seeking a cosmopolitan lifestyle in a spacious and versatile home in a very desirable location.

SERIOUSLY, don't miss out on this one, give us a call at Carvers today to view and the chance to call this one, HOME!.











- Stunning Victorian townhouse with architectural features throughout
- Inviting entrance hallway with beautiful wrap around staircase
- 2 family bathrooms (and a downstairs W/C)
- Fantastic location, on the fringe of the town centre
- Superb restaurants and bars minutes away by foot
- 2 lounge rooms, large kitchen, open and leading to formal dining area (3rd reception room)
- 6 bedrooms
- Private rear patio garden
- Excellent school catchment area, highly regarded primary and secondary schools
- Darlington's main North / South railway line 10 minute walk

### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

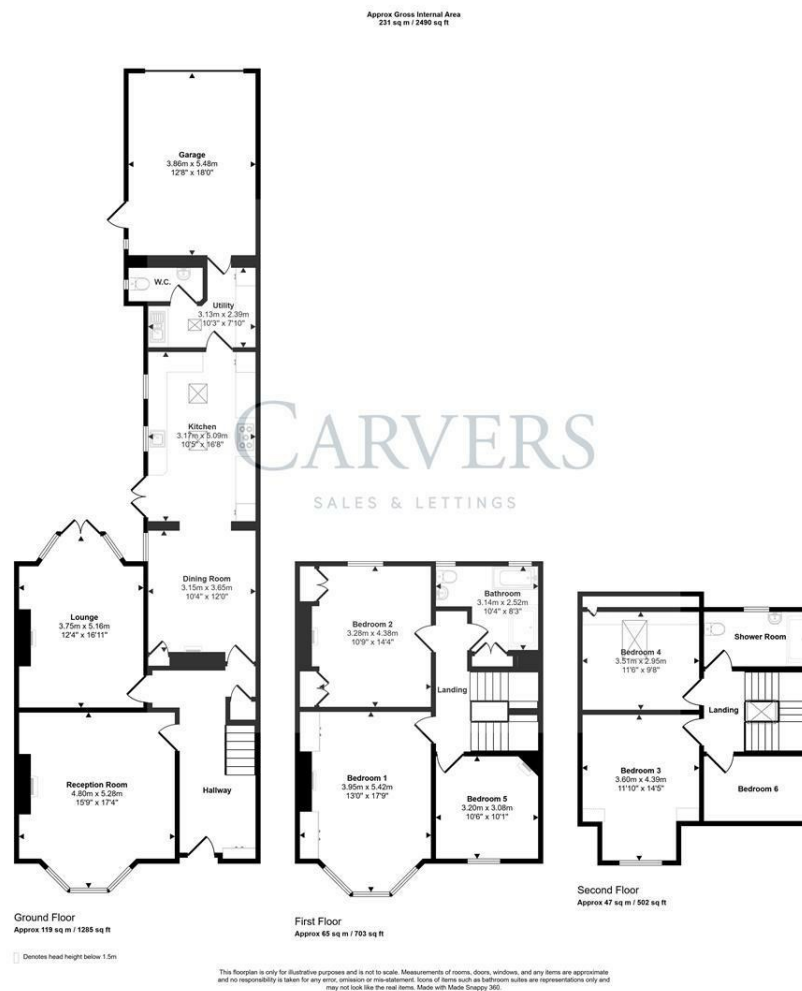
### Buyers Identification Checks

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (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 |           |

Property size taken from EPC  
2228.00 sq ft

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