



CARVERS
SALES & LETTINGS

John Williams Boulevard
Darlington, DL1 1LR
Price £185,000

House - Semi-Detached



Conveniently situated on John Williams Boulevard, this attractive semi-detached home presents an excellent opportunity for a wide range of buyers seeking a spacious, well-maintained property in a desirable residential setting. With its flexible layout and excellent access to local amenities, it is sure to prove popular.

Arranged over three floors, the property provides spacious and versatile accommodation, perfectly suited to modern family living and entertaining. The well-appointed fitted kitchen/diner is equipped with modern appliances, offering an ideal setting for both family meals and social occasions. This leads on to a generous living space with French doors to the rear garden. The ground floor also benefits from a large storage cupboard (with plumbing in situ to have a downstairs toilet added) which is currently being used as a pantry.

The first floor hosts two generously proportioned double bedrooms, served by a family bathroom/WC. Occupying the entire top floor, the impressive principal bedroom benefits from its own en-suite bathroom/WC, creating a comfortable and private retreat.

Externally, the property enjoys well-established gardens that add to its overall appeal. The side gate provides convenient access to the garage and convenient off-street parking for residents and visitors alike.



- Three storey semi-detached property
- Popular development
- Garage and Off-street parking
- Enclosed rear garden

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

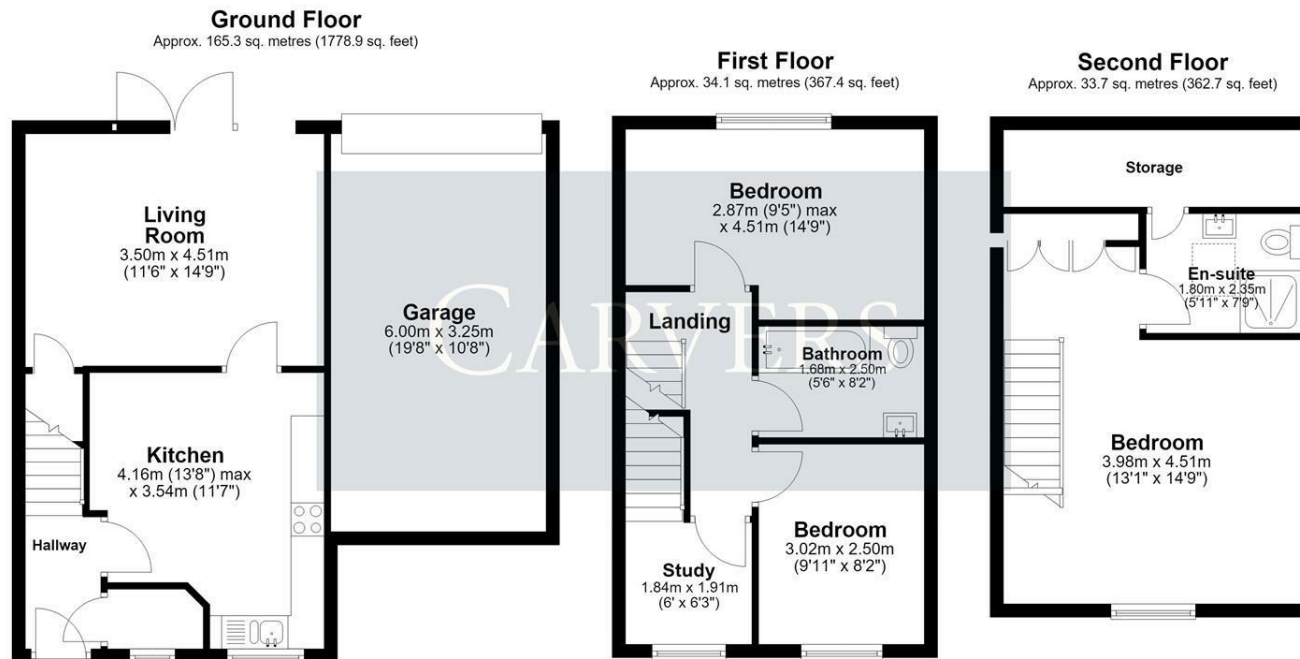
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Property Size

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)





Total area: approx. 233.1 sq. metres (2509.0 sq. feet)
 67 John Williams Boulevard, Darlington

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	77	82
	EU Directive 2002/91/EC	

Property size taken from EPC
 1033.00 sq ft

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