



CARVERS
SALES & LETTINGS

Elton Parade
Darlington, DL3 8PQ
Offers in the region of £395,000

House - Terraced



An exceptional example of its kind, this beautifully refurbished and extensively improved period terrace effortlessly combines timeless character with stylish contemporary living, creating a truly outstanding family home.

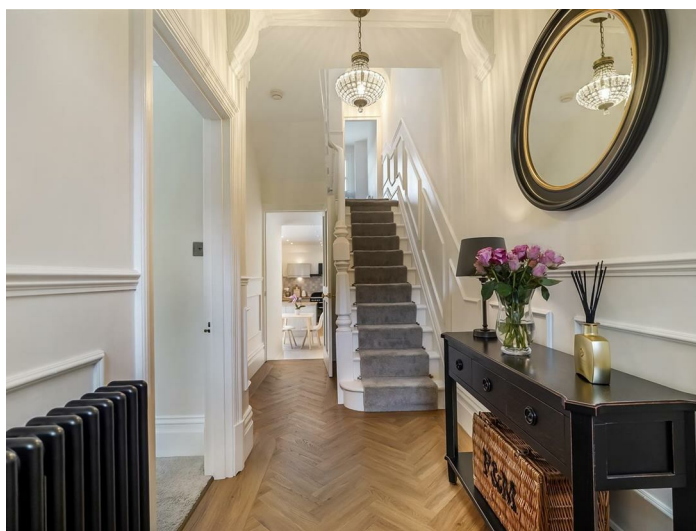
From the moment you step through the entrance lobby into the welcoming reception hallway, the quality and attention to detail are immediately apparent. Beautiful original features have been lovingly retained throughout, enhancing the home's charm and character.

The elegant bay-fronted lounge is a wonderful place to relax, centred around an attractive feature fireplace, while the separate dining room provides an equally inviting space for entertaining or family meals, again complemented by a charming fireplace. Undoubtedly the heart of the home is the impressive 23ft kitchen/breakfast room, thoughtfully refitted with a superb range of quality floor and wall units, integrated appliances and generous space for everyday family life and informal dining.

The first floor offers four well-proportioned bedrooms, including three generous doubles and a comfortable single bedroom, all served by a beautifully refitted family bathroom finished to a high standard.

Externally, the property continues to impress with an attractive lawned garden to the front, while the enclosed rear garden has been designed with ease of maintenance in mind, featuring artificial lawn and a delightful timber decked seating area, perfect for outdoor dining and entertaining and providing a fantastic space to socialise with family and friends all year round.

Situated within one of Darlington's most sought-after residential areas in the, West End close to reputable schools, local amenities and the town centre, this outstanding home offers the perfect blend of period elegance, modern comfort and practical family living.



- Truly outstanding deceptive family home
- Situated in the heart of the West End
- Superbly appointed accommodation.
- Beautiful original features throughout
- Four bedrooms and refitted bathroom
- Fabulous lounge with fireplace and bay
- Dining/Sitting room with fireplace
- Large kitchen/breakfast room
- Patio garden to the rear with artificial lawn

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)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	65
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Property size taken from EPC
1550.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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



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.