



# CARVERS

SALES & LETTINGS

Stooperdale Avenue

Darlington, DL3 0UQ

Offers in the region of £180,000

House - Semi-Detached



An outstanding opportunity to acquire this beautifully refurbished and thoughtfully extended two-bedroom semi-detached home, ideally positioned within the popular and well-established residential area of Cockerton which has a very good range of local shops and amenities.

The property has been significantly enhanced by the current owners, most notably with the addition of an impressive open-plan large kitchen/breakfast/family room to the rear. This superb space forms the heart of the home, offering a perfect setting for modern living and entertaining, with ample room for dining and relaxing with family and friends.

To the front, a well-proportioned lounge provides a cosy yet spacious retreat, while a convenient ground floor W.C. adds to the practicality of the layout.

To the first floor are two generously sized bedrooms along with a stylish bathroom, all presented to a high standard. In addition, the loft has been converted to provide a useful and versatile room, ideal as a home office, hobby space or occasional use, it does have a wall mounted heater, though it should be noted this conversion does not have building regulations approval.

Externally, there is a driveway for parking and the property benefits from well-maintained gardens, with the West facing rear garden completing what is a truly turn-key home ready for immediate occupation.



- Thoughtfully extended significantly enhanced semi
- Very large kitchen/dining/family room a real feature
- Lovely lounge with fireplace and bay
- Downstairs W.C.
- Two bedrooms, master with bay, and refitted bathroom
- Very useful loft room (no building regulations)
- Lawned gardens, the rear is West facing with pleasant patios
- Close to Cockerton centre with a good range of shops

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

#### 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.

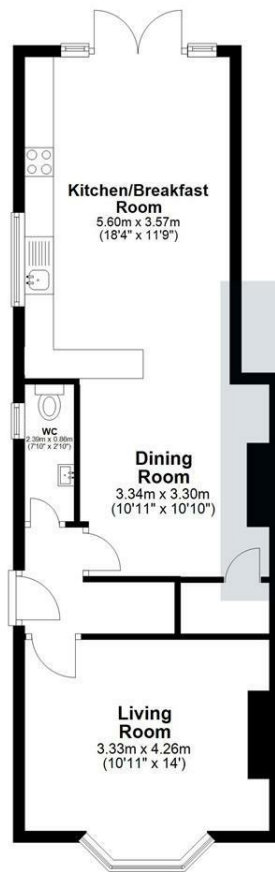
#### Property Size

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)



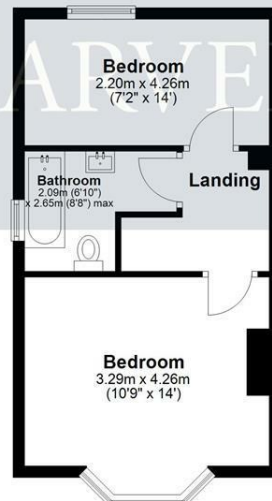
# Ground Floor

Approx. 53.7 sq. metres (578.5 sq. feet)



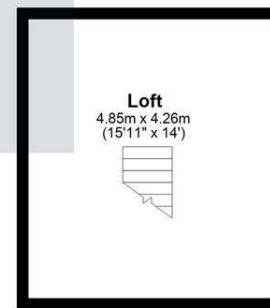
# First Floor

Approx. 33.4 sq. metres (359.5 sq. feet)



# Second Floor

Approx. 20.7 sq. metres (222.5 sq. feet)



Total area: approx. 107.8 sq. metres (1160.6 sq. feet)  
45 Stoopersdale Avenue, Darlington

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>81</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>                            | <b>62</b> | <b>62</b>                                                                                                   |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

Property size taken from EPC  
936.00 sq ft

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