



country properties
village properties
town homes
barn conversions
building plots

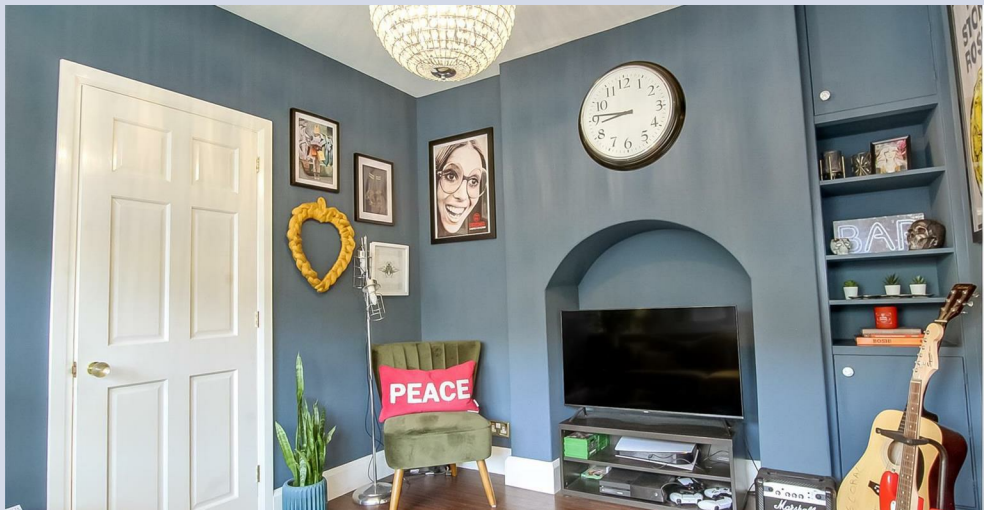
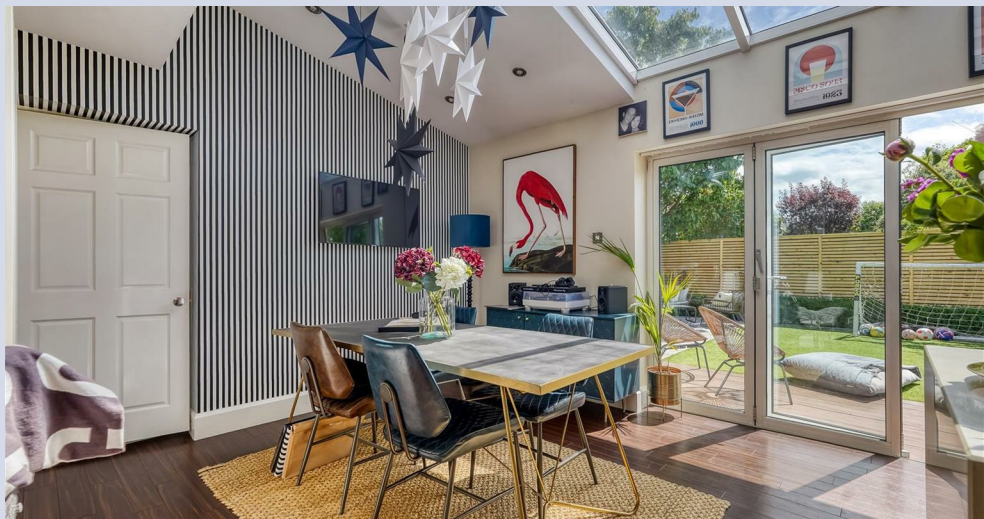
Linwood Grove,
Darlington, DL3 8DP

Offers in the region of £425,000

NICK & GORDON
CARVER
RESIDENTIAL

A stunning home, located within a quiet cul-de-sac in the heart of the West End of Darlington close to the Blackwell area. The home has been extended to the rear and the main attraction to this fine home is the large open plan area which incorporates the kitchen and dining area along with a beautiful living space too. The accommodation also includes entrance hallway, WC, snug, home office, rear porch, utility room and storage room. To the first floor there are three bedrooms and main bathroom. The external space to the rear is low maintenance and has a southerly aspect. To the front of the property there is a driveway alongside the front garden which leads to the front door. Overall, a beautifully presented home.





- SOUTH FACING REAR GARDEN
- GROUND FLOOR EXTENSION
- WEST END LOCATION

- OFF STREET PARKING
- STUNNING HOME

GENERAL INFORMATION:

Tenure: Freehold

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

Local Authority: Darlington Borough Council (Tax Banding E)

Buyers Identification Checks

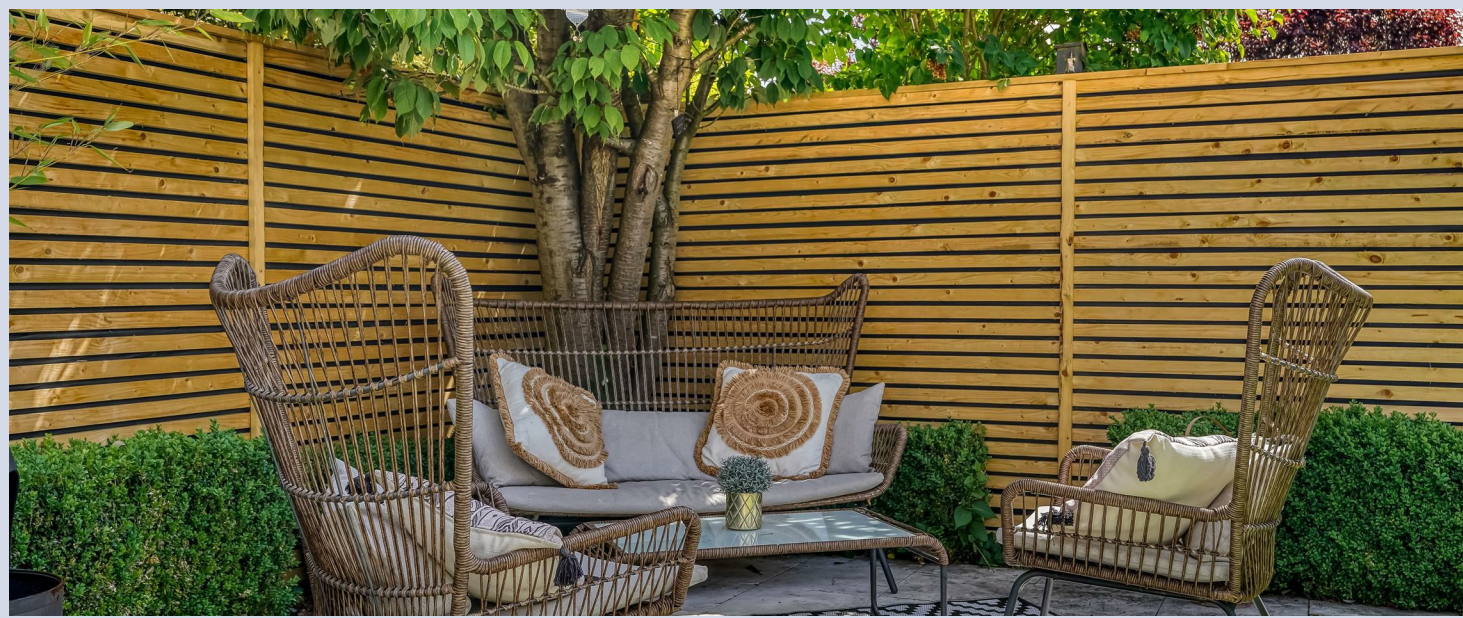
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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

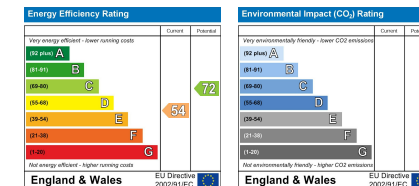
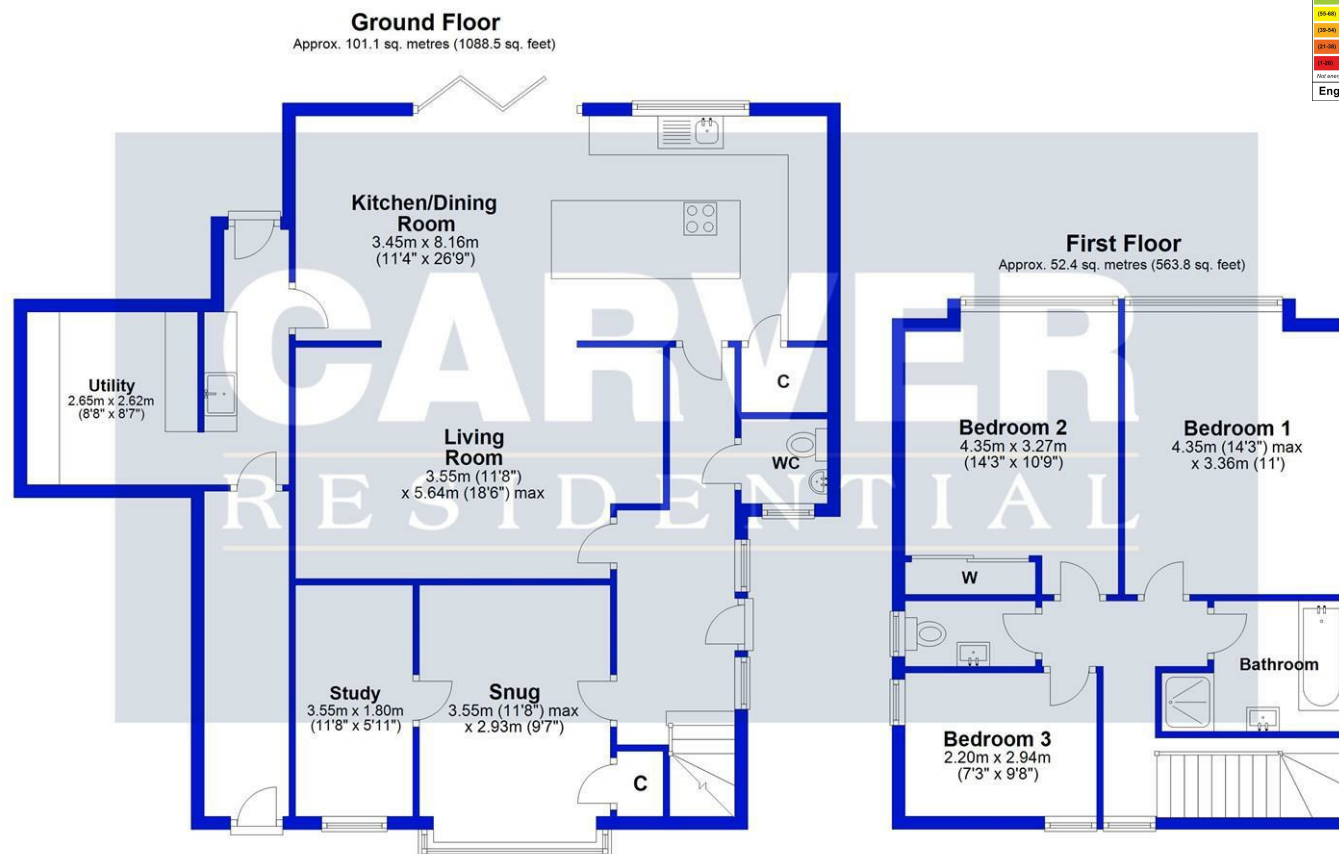
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)











For identification purposes only. Not to scale.
Plan produced using PlanUp.

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will 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

MAB 6202



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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property

80 High Street
Yarm, TS15 9AH
Tel: 01642 420090
yarm@carvergroup.co.uk

14 Duke Street, Darlington
County Durham, DL3 7AA
Tel: 01325 357807
sales@carvergroup.co.uk

26 Market Place, Richmond
North Yorkshire, DL10 4QG
Tel: 01748 825317
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
County Durham, DL5 4DJ
Tel: 01325 320676
aycliffe@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire, DL7 8LW
Tel: 01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk