



CARVERS
SALES & LETTINGS

Carleton Drive
Darlington, DL3 9QP
Offers over £250,000

House - Semi-Detached



Located on Carleton Drive in the desirable West End of Darlington, this stunning semi-detached house is a true gem. With three well-proportioned bedrooms and a modern family bathroom, this property is perfect for families seeking a stylish and spacious home.

Upon entering, you are greeted by a welcoming hallway that sets the tone for the rest of the house. The property has recently undergone a comprehensive refurbishment programme, ensuring it is ready for you to move in without delay. The large open-plan living and dining area is perfect for both relaxation and entertaining, seamlessly connecting to a beautifully refitted kitchen equipped with integrated appliances. Additionally, a handy utility room and a convenient cloakroom with WC enhance the practicality of this home.

The first floor boasts three good-sized bedrooms, providing ample space for family members or guests. The contemporary bathroom/wc features an overhead shower, and quality tiling to walls and flooring catering to all your bathing needs.

Outside, the property benefits from mature and established front and rear gardens, offering a tranquil outdoor space to enjoy. A drive and garage provide essential off-street parking and additional storage.

This home is ideally located within walking distance of well-regarded schools, making it an excellent choice for families. With its contemporary design and thoughtful layout, this property is not to be missed. NO ONWARD CHAIN



- NO ONWARD CHAIN
- READY TO MOVE INTO
- DECEPTIVELY SPACIOUS
- SUITED TO A VARIETY OF BUYERS
- INTERNAL VIEWING WILL IMPRESS THE DISCERNING BUYER.
- STYLISH STUNNING PROPERTY
- NO EXPENSE HAS BEEN SPARED WITH THE REFURBISHMENT PROGRAMME
- WEST END LOCATION
- HANDY UTILITY AND CLOAKS/WC
- MATURE, ESTABLISHED GARDENS, DRIVE AND GARAGE

GENERAL INFORMATION

Tenure: Freehold

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

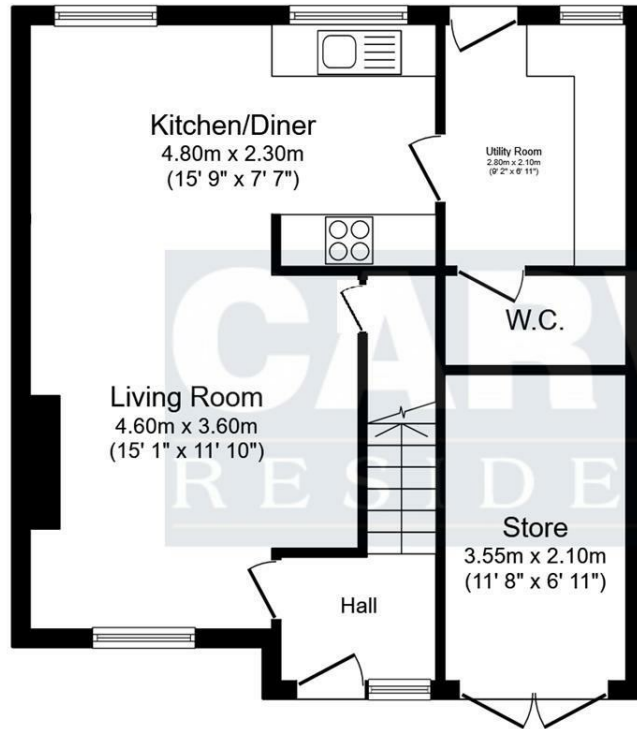
Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

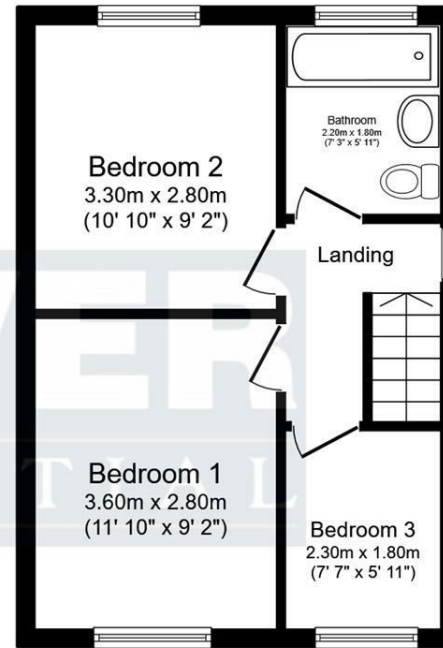
Buyers Identification Checks

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.





Ground Floor
Floor area 50.7 sq.m. (546 sq.ft.)



First Floor
Floor area 32.9 sq.m. (354 sq.ft.)

Total floor area: 83.6 sq.m. (900 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.