



CARVERS
SALES & LETTINGS

Harley Grove
Darlington, DL1 3HD
Price £200,000

House - Semi-Detached



Occupying a pleasant position on a popular cul-de-sac, very conveniently located close to local shops and schools, this larger than average semi-detached house stands on a good-sized plot with attractive gardens and garage.

The accommodation includes an entrance hall, good-sized lounge, separate dining room and kitchen. To the first floor there are three bedrooms and a bathroom. Outside, the gardens are a feature, providing pleasant areas to both the front and rear. There is also a substantial 29 ft tandem garage, incorporating a WC and useful storage area to the rear, together with a lean-to.

A well-proportioned house in a popular location, with the combination of good living accommodation, lovely gardens and exceptional garage and storage space making it an attractive proposition.



- Larger semi-detached house
- Good size lounge and separate dining room
- 29 ft Garage with w.c. and lean to behind
- Conveniently located close to local shops and schools
- Popular pleasant cul de sac location
- Three bedrooms and bathroom
- Attractive mature gardens

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

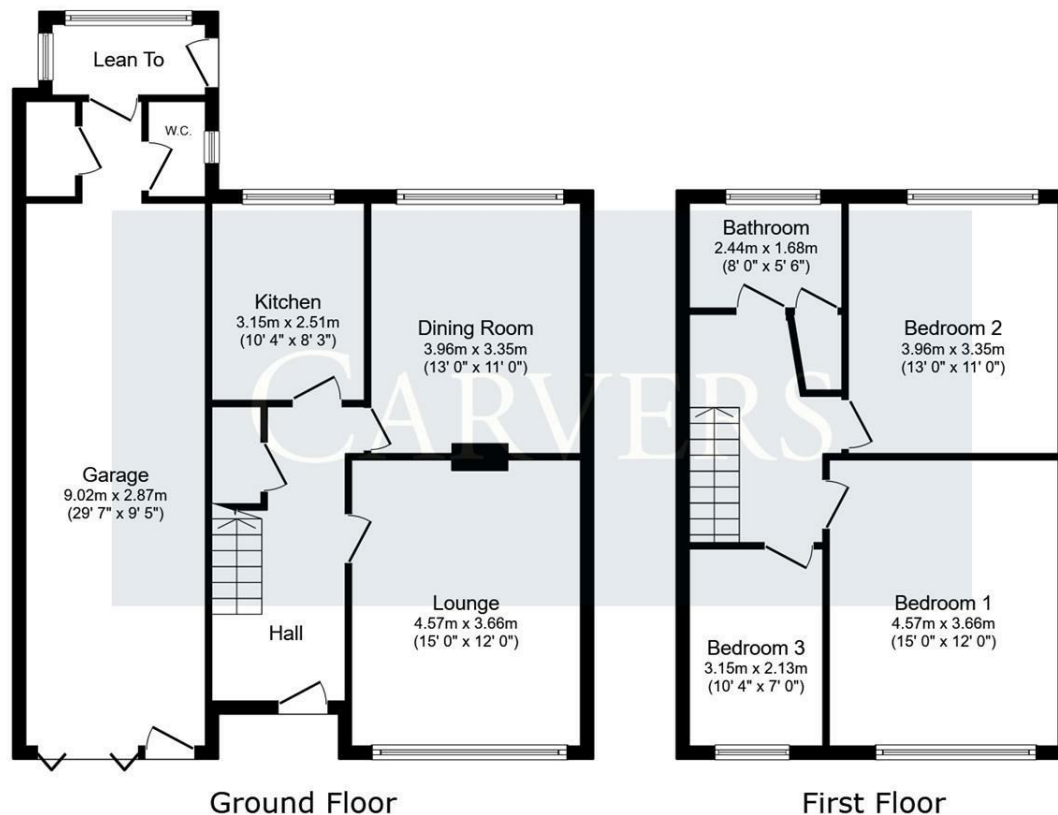
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Property Size

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)





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		EU Directive 2002/91/EC

Property size taken from EPC 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

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